

Officer Report

Application Number:	HGY/2023/3245
Application Type:	Householder planning permission
Address:	Flat B, 98 Sydney Road, Hornsey, London, N8 0EX
Proposal:	Formation of dormer window to rear roof; insertion of 2x no. front rooflights
Case Officer:	Nathan Keyte
Valid Date:	05/12/2023
Applicant:	O Chulkov
Agent:	Treena Boon

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 98 Sydney Road is a two storey semi-detached building in use as flats. The application relates to the upper flat. The building is not listed nor within a conservation area.

Considering the nature and scale of the development proposed, a site visit has not been conducted, however a review has been undertaken via online aerial photography.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a rear dormer, and to repair existing windows and paint these white. Two front rooflights are proposed, and repairs to the roof including refurbished with new slates to closely match the existing.

The dormer will be set in from the side walls by 1.0m, and up from the eaves by 0.2m, and will not project above the existing ridgeline.

Site History

None.

CONSULTATION

Raleigh Road Neighbourhood Watch – no response.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. No representations have been received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of the area; and
2. Impact on neighbouring amenity

Design and Appearance Comments:

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

The proposed roof dormer window would be to the rear of the property. It would be 3.3m wide and be 3.6m deep. The overall height of the proposed roof addition would be lower than the roof ridge and approximately 2.0m in height.

The dormer would be finished in materials that match those of the existing dwelling being hanging slate to match as closely as possible the existing roof. It is observed that neighbouring properties, such as those at no. 90 and no. 108 Sydney Road contain larger roof extensions.

The bulk, scale, and amount of glazing in the proposed roof dormer window is considered modest and appropriate. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

With regard to the refurbishment of windows and roof works, including the addition of two front roof lights, the site is not within a conservation area nor a listed building, and where there is some variety in roof colour and front rooflights within the streets. These additional works are considered to be acceptable.

Amenity Comments

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposed rear dormer, by way of its design and scale without side windows and being setback from adjoining properties, will not result significant impacts on daylight, sunlight, outlook, privacy

nor create a sense of enclosure. No impact on visual amenity of neighbours is considered to result from the other works, which do not introduce additional overlooking or structures that may lead to a sense of dominance or enclosure.

CIL APPLICABLE

The increase in internal floor area does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The external materials to be used for the proposed development shall match as closely as possible in colour, size, shape and texture those of the existing building unless otherwise stated on the plans.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.