



Officer Report

Application Number:	HGY/2023/3229
Application Type:	Householder planning permission
Address:	34 Ridge Road, Hornsey, London, N8 9LH
Proposal:	Front dormer and rear extension
Case Officer:	Josh Parker
Valid Date:	04/12/2023
Applicant:	Mr Sean James
Agent:	Polina Nenasheva

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The application site relates to a mid-terrace, two storey dwelling located on the southern side of Ridge Road. The host property is not located in a Conservation Area.

2. PROPOSED DEVELOPMENT

The application is for a front dormer and rear extension.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2023/3230 - Loft dormer to comply with the guidelines outlined on the planning portal website, within Class B (AMENDED). Running concurrent with this application.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, front dormers and a range of alterations.

4. CONSULTATION

No consultation was sought nor received.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Representations: 1

Objections: 0

Support: 0

Representation: Seeing what the implications of light would be on the neighbouring living room at No.32 and see if there is scope to make the height of the extension lesser.

Officers comment: Addressed below in amenity section.

Non planning considerations: What would happen to the existing lights etc on the neighbouring side of the party wall.

(Comment: This is a party wall agreement an informative will imposed in the decision notice).

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance,
2. Impact on neighbouring amenity

Design and Appearance Comments:

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The front dormer addition would be of the same size, proportion and design as those found at neighbouring properties Nos. 38 and 44. The proposed front dormer is slightly offset to the western side and consists of three windows and a centred ridge feature found within the previous examples mentioned. The materials and fenestration would match that of neighbouring properties. Given the specific context of this property within a terrace in which there are existing front dormers, the intervention here of adding a front dormer is considered acceptable.

In terms of the works to the rear, a full width extension would be created, with this broken down in terms of depth and volume. The depth of the extension would be similar to that of the existing rear projection.

The proposed extension would appear subordinate in relation to the rear elevation and would have an acceptable impact on the character and appearance of the host property. The materials would continue to follow the existing brick with a green roof on the eastern portion of the extension.

The alterations to the rear would only be visible from a small number of private rear gardens and not from public vantage points. Single storey rear projections of the scale proposed are a common feature within the locality.

The application would enhance the living quarters of this dwelling by means of allowing more natural light and adding floorspace. This would mean the dwelling would be more energy efficient by retaining heat effectively through modern material and insulation.

Overall, the extensions are considered acceptable in terms of design and appearance.

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 extension would have a depth of 3.8 metres on the western boundary and is stepped out on the eastern boundary to 5.2m, at a flat roof height of 3.1 metres. Given the relatively generous rear gardens, it is considered that the proposed extension would not impact unacceptably on conditions of outlook, daylight and sunlight to neighbouring properties.

The stepped-out portion on the eastern boundary, which extends out 5.2m would replace an existing extension and protrude slightly beyond No 36 rear extensions and therefore would be acceptable and sympathetic in relation to properties to the east.

As per the drawings submitted the proposed extension would not obstruct a 45 degree angle drawn from the top of the extension in relation to the centre of the inner patio doors to No 32. The amount of diffused daylight and sunlight reaching such patio doors would not be adversely affected taking account of the orientation in question and the increase in height here over and above the fence line.

Overall, the proposed extension would not result in an unacceptable impact on neighbouring amenity.

Conclusion

The proposed extensions are considered acceptable in terms of design and character of the area, as well as amenity considerations. 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.

CIL

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

7. RECOMMENDATION

The application is recommended for approval subject to the following conditions.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning

permissions.

- 2 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.

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.