

Officer Report

Application Number:	HGY/2023/3263
Application Type:	Full planning permission
Address:	First Floor Flat, 104 Raleigh Road, Hornsey, London, N8 0JA
Proposal:	Formation of rear dormer window with Juliet balcony. Insertion of 3no. front-facing roof lights and 1no. skylight to the flat roof dormer. Rear terrace space with direct access from the new staircase landing at the second-floor level over the existing rear outrigger at First Floor level.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	06/12/2023
Applicant:	3 Mr Zbonkowski
Agent:	Mr Michael Krousti

RECOMMENDATION

Approve with Conditions

1. Site location

The application property is a two-storey semi-detached property located on the southern side of Raleigh Road, close to the junction with Willoughby Road. It is located on a row of semis of other residential properties, many of which have been extended and altered. The proposal relates to the first-floor flat. The surrounding area is wholly residential in character. The property is not located within a Conservation Area.

2. Description of Proposal

This is an application for the construction of a loft conversion with rear dormer window on the main roof slope and formation of a roof terrace to provide private amenity space to the first floor flat. The proposed roof terrace would be located on top of the existing two-storey outrigger, where the existing roof slope would be removed to create a flat roof onto which the terrace is proposed. A balustrade of 1.8m would be positioned around the edge of the terrace.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

- HGY/2023/2556 – Refused 20/11/2023 - Renovation of a 1-bedroom into a 2-bedroom flat with the construction of a rear dormer loft conversion extension with 3no. front-facing roof lights and the installation of a roof terrace at the second-floor level over the existing rear outrigger with internal alterations at first floor flat.

4. Local Representations

No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

5. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Background.
2. Design and appearance &
3. Impact on neighbouring amenity.

Background

The previous application was refused solely in relation to the roof terrace. The current application has the roof terrace reduced in size and not anticipated to attract large congregation. The current application as proposed overcome the previous reason for refusal.

Design and appearance

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.

Rear Dormer window

The proposed rear dormer would be subordinate to the roof-slope as it would not appear overly bulky or out of scale in relation to the site and its surroundings as the dormer is set below the ridge and set in from the eaves as well as a set in from shared party wall on both sides. Some of the properties along the street have substantial rear box dormers and they are part of the established appearance of the area. Given the presence of these adjoining existing dormers, the proposal is not out of place in its very local context and more in keeping with its immediate surroundings. The proposed front roof lights are modest in size and as such would not detract from the character of the locality.

Roof Terrace

The siting and design of the proposed roof terrace is considered modest in scale and carefully designed in relation to the appearance of this building and would not be openly visible. It would preserve the existing roof form and complement the elevation on which the proposed roof terrace is located.

Impact on neighbouring amenity

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.

Given the existing degrees of mutual overlooking from first floor windows and the degree of additional overlooking created by the dormer glazing is not significant and certainly not of a degree to refuse permission.

The scale and massing of the proposed roof terrace are considered modest and would not result in noise given the modest size of the terrace, material loss of daylight, outlook and privacy. The proposal is acceptable in amenity terms. The fact that the terrace is visible from neighbouring windows is no different to surrounding gardens and once fenced, the Council is satisfied that there would be no substantive effect on outlook.

Conclusion

The proposed development also does/does not accord with the relevant policies of the London Plan 2021 and the NPPF. The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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7. CIL Applicable

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

8. 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.
- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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: 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.

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.