

Officer Report

Application Number:
Application Type:
Address:
Proposal:

HGY/2023/3000
Householder planning permission
85 Duckett Road, Hornsey, London, N4 1BL
Alteration of existing rear extension mono-pitched roof to an asymmetric dual-pitched roof inc. insertion of 1no. rooflight. Replacement of 1no. existing kitchen window, 1no. access door to the rear garden, and 1no. obscure glazed bathroom window with 1no. dining room window on side elevation of existing rear extension. Replacement of 1no. rear facing window with 1no. rear sliding doors. No alterations to existing rear extension footprint. (AMENDED DESCRIPTION)

Case Officer:
Valid Date:

Daniel Boama
07/11/2023

Applicant:
Agent:

Jones
Mr Conrad Cherniavsky

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse on the north side of Duckett Road. The site does not fall within a conservation area.

2. THE PROPOSAL

The proposed is for the alteration of an existing mono-pitched roof above the rear extension to an asymmetric dual-pitched roof with the insertion of 1no. rooflight. The side wall of the existing rear extension will seek the replacement of 1no. existing kitchen window, 1no. access door to the rear garden, and 1no. obscure glazed bathroom window, with 1no. dining window. Lastly, 1no. rear facing window would be replaced by 1no. sliding door to access the re garden. There will be internal alterations to the existing rear extension but the footprint would remain the same.

The final revised drawings reduced the dual-pitched roof down to 3.8m.

3. Relevant Planning and Enforcement History

HGY/1992/0185 - Demolition of existing extension and erection of a new single storey garden room and bathroom extension – Granted permission on 02/6/1992

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & appearance

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 alteration to the roof above the existing single storey wraparound extension would be would not change the footprint of the existing extension, so the width and depth would remain the same. The only change would be the roof height and materials. The height of the roof at the pitch would be 3.8m at the corner of the outrigger. The existing extension would not directly abut the boundary with no.87 and would not extend beyond what is existing on the shared boundary. It would have a dual-pitched asymmetric roof with a maximum height of 3.8m, pitching down to a height of 3m on each boundary, and 1no. of rooflights. The roof alteration would create a bigger roof, but the bulk and scale would remain subordinate to the main dwelling.

The scheme seeks to provide materials that are similar to the existing materials colour on the extension roof, but rather seeks to extend the extension in a more contemporary manner, an approach which is acceptable.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the surrounding area would be protected.

The extension here is considered acceptable in design and spatial terms, being subservient to the original house, replicating the similar sloped features of the main and outrigger roofs, and having minimal impact on the character and appearance of the surrounding area.

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.

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 the amenity of neighbouring residents.

The existing extension footprint would be retained. The final revision shows that the pitch of the roof would be 3.8m and would be dual pitched to prevent it from overshadowing the neighbours infill area. The proposed increase in height and change to the roof style would not adversely impact the amenity of neighbouring properties, because the roof would slope down to 2.3m if it abutted the boundary with No.87. On the side elevation of the existing extension, there would not be a net gain in transparent glazed side windows, but instead the position would be shifted closer to the rear wall to serve the new dining room, as per the original drawings. No objections have been raised by the neighbour at No.87.

The current boundary wall and the height of the new roof and side window on the existing extension over and above the wall line is not significant, and as such will not adversely affect neighbouring amenity in terms of conditions of light, outlook or have an overbearing.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does 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.

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.

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.