

Officer Report

Application Number:	HGY/2023/2567
Application Type:	Householder planning permission
Address:	2 Grasmere Road, Hornsey, London, N10 2DJ
Proposal:	Erection of a rear dormer roof extension to the main roof slope and to the outrigger roof slope, installation of three rooflights to the front slope and two rooflights to the front pediment slope.
Case Officer:	Roland Sheldon
Valid Date:	25/09/2023
Applicant:	3 Mr Nick Freedman
Agent:	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey end-of-terraced L-shaped dwellinghouse located on the eastern side of Grasmere Road, N10. The surrounding uses are residential. The site does not contain a listed building and is located within Muswell Hill conservation area.

2. The Proposal

The proposal seeks full planning permission for the erection of a rear dormer roof extension to the main roof slope and to the outrigger roof slope, installation of three rooflights to the front slope and two rooflights to the front pediment slope.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

Relevant planning history:

2 Grasmere Road, N10

HGY/2021/2289: Single storey side infill extension and raised terrace and associated fencing – Approved 15/09/2021

No planning enforcement history:

4. Consultation response

- LBH Conservation: Objection to the proposal on the basis of its scale, causing less than substantial harm to the significance of the Muswell Hill Conservation Area.
- There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants, a site notice and a notice placed in the local press. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No. representations received: 0

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, character and heritage and;
2. Impact on neighbouring amenity.

Design, character and heritage

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings. Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or

complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The planning history of the site has been taken into account when coming to this decision. Similar permissions were recently granted at 37 Grasmere Road (HGY/2021/0243), 44 Grasmere Road (HGY/2020/0983), 52 Grasmere Road (HGY/2020/2738) and 64 Grasmere Road (HGY/2022/0975).

The proposed rear dormer would be set in from all edges of the main roof and likewise the rear outrigger. Both would appear subordinate to the original roof. The proposed additional rooflights would sit comfortably within the plane of the front roofslope. This element would not require permission in itself and is therefore considered acceptable. The roof extensions would be externally clad in slate tiles to match the existing roof.

A restrictive condition shall be imposed on the development that requires the proposed rooflights to be conservation style, flush with the roof planes on which they are placed.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Taking this into consideration, the proposal would preserve the character and appearance of the conservation area and the local character and visual amenity of the area will be protected.

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 positioning, bulk, massing and scale of the proposed roof extensions would not result in any unacceptable loss of light or outlook by neighbouring occupants.

The inclusion of windows within the rear face of the roof extension would not give rise to any material reduction in privacy levels of neighbouring residential occupants. The inclusion of a side window in the rear dormer is included. As there is already a first-floor side window serving a bedroom of the host building, the inclusion of the side window in the roof extension would not materially worsen the privacy levels of adjacent neighbouring residential occupants on Alexandra Park Road.

Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

7. Conclusion

The proposal is acceptable with regards to design, character, heritage and amenity impact considerations.

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

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions

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.

- 4 The proposed rooflights hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance, to preserve the character and appearance of the conservation area.

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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.