

Officer Report

Application Number:	HGY/2023/3208
Application Type:	Householder planning permission
Address:	11 Drylands Road, Hornsey, London, N8 9HN
Proposal:	Erection of a ground floor rear extension and roof extension including rear dormer with balcony and access door to pitched roof.
Case Officer:	Daniel Boama
Valid Date:	01/12/2023
Applicant:	3
Agent:	Ms Victoria Southern Mr John Buckingham

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey terraced dwellinghouse with loft accommodation on the west side of Drylands Road. The site falls within the Crouch End conservation area and is not within the curtilage of a listed building.

2. THE PROPOSAL

The proposed is for the erection of a ground floor single storey rear extension and roof extension including rear dormer with balcony and access door to pitched roof.

The drawings were revised to reduce the height of the roof extension down from 4.2m to 3.9m to reduce the impact of overshadowing to the neighbouring property at no.13. A pre-commencement condition will also be imposed that requires plans that show a 1.1 metre high privacy screen with balustrade along the rear edge and side edge adjacent to No.13, to be submitted to and approved in writing by the Council.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No relevant planning and enforcement history on the site. The following planning permissions are relevant for this proposal:

HGY/2014/0528 - Demolition of existing rear extension and replacement with ground floor rear extension with internal and external alterations – Granted permission on 15/4/2014

HGY/2011/2058 – Erection of full width rear ground floor – Granted permission on 25/1/2012

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: Raise no objection.

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 2

Objecting 2

Support 0

Neither 0

The following issues were raised in representations and are addressed further on in this report or below:

- Overlooking – The proposal would lead to previously private areas (bedrooms and a bathroom) at No.13 being blocked becoming overlooked
- Overshadowing – The height or closeness of the development would be such that unreasonable overshadowing would occur, potentially impinging the intake of natural light on that side of the flat at No.13
- Disturbance – There would be unacceptable intrusion in the form of noise nuisance, general disturbance during the duration of the build (particularly affecting any time spent working/studying at home) and potentially with any activity that occurs on the proposed balcony area.
- Concerns with privacy, as the balcony terrace will overlook the back garden of No.13A
- Requesting that the fencing around the terrace is a closed wooden fence, to provide more privacy for No.13A

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.

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, including roof extensions, the policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Single storey wraparound rear extension

The proposed single storey wraparound extension would be 4.9m wide, 2.7m deep on the boundary on with No.9 and 6.1m deep on the boundary on with No.13. The extension would directly abut the boundary with No.13 and would extend 6.1m on the shared boundary. It would have a pitched roof, pitching down to a height of 3m on the boundary with No.13, and would be made up of slate and 8no. glass panels. The proposed ground floor rear extension with a dual pitched roof appears to be a

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common feature along Drylands Road and Bourne Road. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling.

Rear roof dormer

The proposed dormer window would be to the rear of the property. It would be 2.6m wide and be 2.75m deep. The overall height of the proposed roof addition would be 1.9m, lower than the roof ridge by 0.64m.

It would be finished in materials that match those of the existing dwelling. The roof dormer window would accommodate 2no. of bedroom within the subject building. It is observed that neighbouring properties, such as No.9, have similar roof extensions.

The bulk, scale, and amount of glazing in the proposed roof dormer window is considered modest and appropriate. The dormer is designed in such a way that the windows in the rear elevation align with the windows below which assists in maintaining the architectural integrity of the rear elevation taken as a whole. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

Whilst it may be possible to view the proposal from Weston Park, the view would be limited. Therefore, the local character and visual amenity of the Crouch End conservation area would be protected.

The subject property is within the Crouch End Conservation Area and is considered be within terraces or groups of buildings which are significant due to their unbroken roofline and hold substantial heritage value.

As such, the proposal would not comply with Policy DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms.

Roof terrace

The proposed roof terrace would be to the rear of the existing roof. It would be 2.3m wide and be 3.8m deep. The proposed roof terrace would be at second level, lower than the roof ridge by 3m, and would be setback from the sides of the existing roof by 1.7m and lower than the eaves by 0.8m.

Instead of the picket fence shown on the drawings, a pre-commencement condition will be imposed that would require drawings that show a 1.1m privacy screen with balustrade along the rear edge and side edge facing No.13 to be submitted to and approved in writing by the Council. Prior to the first use of the terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Council.

Whilst it may be possible to view the proposal from Weston Park, the view would be limited as it is well away from Weston Park, allowing it less visual impact on the street scene. It is not considered the proposal would harm the character and appearance of the Crouch End Conservation Area.

Apart from the roof terrace at No.9, no other roof terrace within rear elevation of the terrace or indeed on the neighbouring terraces on Weston Park and Bourne Road – except for No.1 Bourne Road – is observed. Its overall appearance enhances from the character and form of the existing terrace, and it is visually modest to the private views of neighbouring residents both from the windows of their properties and rear garden areas. Consequently, it has a beneficial effect on the character and appearance of the host property and the surrounding area.

The scheme here does not seek to replicate the existing materials of the host property, but rather seeks to extend the property in a 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 Crouch End conservation area would be protected.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms.

The proposed single storey outrigger and infill extension would not result in harm to the character and appearance of the area. The extension here is considered acceptable in design and spatial terms, being subservient to the original house and having minimal impact on the character and appearance of the conservation area, as such leaving it preserved.

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.

Single storey wraparound rear extension

The proposed single storey wraparound extension is deeper than the outrigger at No.9 by 2.7m only. It is shorter than then depth of the outrigger at No.13. The height and depth of the wraparound extension would not adversely impact the amenity of neighbouring properties.

The height and depth of this extension has been reduced and will not affect the amenity to No.13 as the wall to the extension on the boundary is kept low.

Rear roof dormer

The scale and massing of the proposed roof dormer window are considered modest and would not result in a material loss of sunlight or daylight, or have an overbearing appearance to No.9 and the flats at No.13. There would not be material loss of privacy to No.9 and the flats at No.13. The proposal is acceptable in amenity terms.

The proposed alterations would introduce additional glazing at roof level, however there would be no significant increase in the extent of overlooking over and above the extant situation. Due to the small size of the dormer there will be no additional overlooking.

Roof Terrace

Objections were received from neighbouring properties citing, amongst other things overlooking and noise disturbance, which are outlined in the above sections.

A 1.1m privacy screen with balustrade will be imposed by a pre-commencement condition. It would not have open gaps like the picket fence shown in the drawings, but rather it would be obscure to prevent a loss of privacy to No.13 and match the obscurity achieved at No.9. Overlooking from the proposed roof terrace down into adjoining gardens and into the ground floor windows of the flat at No.13A would be reduced. Views towards the upper floor windows of the flat at No.13 would be possible but this would not be substantially different to the views between the Drylands Road properties and Bourne Road that

already exist over the relatively short facing distance. In any event, the downward angle of view from the terrace to first floor windows at No.13 would mean that privacy would not be compromised due to the privacy screen. Therefore, there would be no adverse impact from use of the terrace on the privacy of neighbouring occupants.

Regarding the adjoining residential properties, the nearest window(s) serves a bedroom on the first floor. There is side window on the rear projection for the bathroom, but this is obscure glazed. Views into those windows would be reduced by the 1.1m high privacy screen that has been agreed to be imposed by a pre-commencement condition. The presence of users on the terrace area in close proximity to the other windows would unlikely cause the perception of a loss of privacy in the adjoining residential property.

It is noted that the proposed roof terrace may provide the opportunity for gatherings. Given its modest size, there would be less likelihood of noise reaching intrusive levels. Although an hour of use condition on external space is often attached in respect of commercial properties, to do so in respect of a residential property would be difficult to enforce and unduly restrictive when the same does not apply to neighbouring properties.

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.

The scale and massing of the proposed roof terrace are considered modest and would not result in noise, outlook, and privacy. The proposal is acceptable in amenity terms.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

The development hereby permitted shall be carried out in complete accordance with the approved plans and

- 2 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 Prior to the commencement of development hereby approved, plans showing a 1.1 metre high privacy screen with balustrade along the rear edge and side edge adjacent to No.13, shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To reduce overlooking into the adjoining properties and to safeguard and enhance the visual amenities of the locality in compliance with Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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.