

Application Number:	HGY/2023/3412
Application Type:	Full planning permission
Address:	Flat B, 91 Warham Road, Hornsey, London, N4 1AS
Proposal:	Erection of rear dormer roof extension and rear roof terrace, raising the ridge height and associated alterations and refurbishment of the property.
Case Officer:	Mark Chan
Valid Date:	29/12/2023
Applicant:	3
Agent:	Mr Michael Gilby Mr Daniel Cieslak

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a top floor flat within a two-storey terraced property on the northern side of Warham Road. The site is not located within a conservation area nor fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision.

HGY/2017/2203 – Proposed rear dormer roof extension, installation of 2 x front rooflights and internal alterations. Approved 06/09/2017.

HGY/2014/2165 – Remodelling and extending existing single storey rear extension and replacement of existing UPVC windows and doors with new timber doors and windows. (amended description). Approved 03/10/2014.

HGY/2008/1734 – Use of property as two self contained flats comprising of 1 x three bed and 1 x two bed flats. Approved 14/10/2008.

2.3 The proposal involves the raising of the ridge height of the application property by 0.4m to accommodate additional head height for the proposed loft conversion. The height of the raised roof would match that of the adjacent property No. 89. It is noted that Warham Road slopes downwards from west to east and that the adjacent property No. 93 is at a lower level. Given the minor height increase and the natural gradient of the street, it is not considered to adversely affect the existing pattern of development and street scene and is acceptable in this instance.

2.4 The proposed rear dormer would be a L-shaped and would include the construction of a rear dormer on the main rear roof slope and a minor roof dormer on top of the existing two-storey outrigger. The dormers would have flat roofs and be cladded with tiles to match the existing. Whilst the main rear dormer is large, it would not be visible from the street scene. The L-shaped dormer is in keeping with the other rear dormers in the locality, including Nos. 81, 67 and 53 Warham Road. The depth of the minor dormer would be 3.8m, matching that of No. 12 Warham Road (HGY/2023/1369) and the rear elevation of the minor dormer would be set back from the rear façade of the outrigger by 4.7m to reduce the massing and appear less prominent on roof level.

2.5 A small rear roof terrace with a depth of 2m would also be installed on top of the outrigger to provide private outdoor space to the top floor flat. The terrace would be enclosed by 1.7m high obscured glazing to provide privacy to the user. It is noted that nearby properties such as No. 47 Warham Road and No. 62 Seymour Road have similar roof terraces. Overall, the proposed roof extension and terrace are considered proportionate additions that are subordinate to the host building. Therefore, the local character and visual amenity of the area will be protected.

2.6 The proposed installation of 3no. front rooflights are considered acceptable due to its relatively minor size and position within the front roof slope. Similar rooflights were previously approved in 2017 (HGY/2017/2203). Whilst the front rooflights would be visible from public view, it is not considered to adversely impact the street scene.

2.7 Given that the proposed rear dormer would be set back from the rear façade of the outrigger considerably and the roof terrace would be enclosed by obscured glazing, it is not considered to result in any material loss of privacy or introduce an unacceptable level of overlooking to neighbouring properties. The massing of the roof extensions would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. The proposal is acceptable in amenity terms.

2.8 The proposed development is in general 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 accords with the relevant policies of the London Plan 2021 and the NPPF.

2.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to 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 demonstrated in the drawings hereby approved.

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 A 1.7 metre high privacy screen along the boundary with No. 93 Warham Road shall be constructed in accordance with the approved details prior to the first use of the balcony/terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 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: 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.