



Officer Report

Application Number:	HGY/2024/0160
Application Type:	Full planning permission
Address:	Flat A, 136 North View Road, Hornsey, London, N8 7LP
Proposal:	Loft conversion with rear facing dormer, removal of 2 chimneys, insertion of rooflights into existing roof and alterations to openings to rear elevation.
Case Officer:	Sabelle Adjagboni
Valid Date:	19/01/2024
Applicant:	Mr & Ms A & A Suleiman & Ritchie
Agent:	Mr STUART COOK

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for a loft conversion with a rear dormer. The proposal includes the insertion of roof lights.

2. Site and Surroundings

The application site is the first-floor flat in a two-storey terrace building located on the southern end of North View Road, at its intersection with South View Road. The site is not in a conservation area nor is it a listed building. Roof extensions can be seen on the terrace, near the application site.

3. Consultation response

No responses were received following consultation on the application.

4. Local representations

The application was publicised by way of 10 letters to neighbours. No representations were received.

5. Material planning considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance, &
2. Impact on neighbouring amenity.

Design and 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 rear dormer sits with the width of the existing house and is approximately 4.3m wide and 2.8m deep with a height of approximately 2.3m. The structure would be set back about 250mm from the eaves. Hence, the rear dormer would be considered subordinate and proportional to the host dwelling.

As outlined above, there are similar roof extensions in the immediate area namely at Nos. 132A and 128. As such, viewed within this context and the fact that the back of this property is not visible from public vantage points, the proposal would not appear obtrusive and would not create an adverse visual impact. Hence, the roof extension here will not harm the character and appearance of this property or the surrounding area.

The proposed rooflights are of standard style and size and also considered acceptable in terms of design.

As such, in design terms, the proposal is considered in line with the above policies.

Impact on neighbouring amenities

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 the amenity of neighbouring residents.

The rear dormer would not project beyond the existing roof contours. Therefore, this would not cause significant loss of light and overbearing issues. The new loft rear openings are not considered to exacerbate the current loss of privacy issues given the presence of first-floor windows.

Overall, the proposal will have no material impact on amenity, in terms of privacy, conditions of daylight and sunlight, and outlook. As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable in respect of the character and appearance of this immediate area and would not result in material harm to the residential amenities of neighbouring occupiers.

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

5. CIL Applicable

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

6. Recommendation

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.

Informatives:

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: 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: 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.