

Officer Report

Application Number:	HGY/2024/0331
Application Type:	Full planning permission
Address:	Flat 2, 25 Parkhurst Road, Wood Green, London, N22 8JQ
Proposal:	Formation of rear dormer on main roof and roof outrigger
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	08/02/2024
Applicant:	Isla Morgan
Agent:	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

1. Site location

The application property is a two-storey mid terrace property located on the southwestern side of Parkhurst Road, close to the junction with Marquis Road. It is located on a row of terrace of other residential properties, many of which have been extended and altered. The proposal relates to the first-floor flat. The surrounding area is wholly residential in character. The property is not located within a Conservation Area.

2. Description of Proposal

This is an application for the construction of a loft conversion with rear dormer window on the main roof slope and formation of a roof terrace to provide private amenity space to the first floor flat. The proposed roof terrace would be located on top of the existing two-storey outrigger, where the existing roof slope would be removed to create a flat roof onto which the terrace is proposed. A balustrade of 1.8m would be positioned around the edge of the terrace.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

- HGY/2020/0984 – Granted 22/06/2020 - Erection of single storey partial-infill extension along part of the rear side return passage.

- HGY/2016/3057 – Granted 13/10/2016 - Installation of roof light to the first-floor rear outrigger roof of the first floor flat.
- OLD/1986/1268 - Granted 29/09/1986 - Conversion into 2 self-contained flats.

4. Local Representations

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

No of individual responses: 0

5. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Background.
2. Design and appearance &
3. Impact on neighbouring amenity.

Background

This application has been the subject of pre-application discussion. Following officers' concerns, the current application addresses concerns raised in the meeting. As such the proposed design and scale is acceptable and overcomes the pre-application objections.

Design and appearance.

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, 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 DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Rear Dormers window

The proposal includes the erection of rear dormer on the main roof slope and small back addition dormer on to the rear out-rigger projection to provide additional bedroom with shower room. Proposed dormer on the main roof would take up most of the rear roof slope. However, the proposed dormer has been pulled in the eaves, party wall and set below the main ridge. Given the modest size of the extension over the outrigger relative to the size of the outrigger roof, it would appear subordinate to the host building including, its roofscape and to the overall terrace.

Other properties within the same terrace have substantial rear box dormers similar to proposed scheme and as such they are part of the established appearance of the terrace and can. Given the presence of these adjoining existing dormers, the proposal is not considered out of place in its local context and to be in keeping with its immediate surroundings.

The dormer would be well set back from the eaves of the outrigger and set well in from the side elevation and as such most of the outrigger roof is retained. The proposed dormer is considered proportionate and subordinate to the existing building. It is considered that the proposed dormer window would not be unduly dominant and would not have any significant adverse impact on local visual amenity or the character and appearance of the area.

The following property outlined below have similar size rear dormer extension to the proposed scheme. They are all constructed within the allowance of permitted development right. For justification, the delegated report referred to a number of examples of similar sized extensions prevalent in the street and the area.

- 31 Parkhurst Road - Planning Reference: HGY/2014/0203 (permitted development).
- 15 Parkhurst Road – constructed under permitted development and
- 27 Parkhurst Road - also constructed under permitted development.

Any extension to the application property would be seen in the context of this existing neighbouring development. It would therefore be difficult to sustain an argument that the current proposal would appear out of character with the existing streetscene or out of keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Proposed rooflights are modest in size and as such would not detract from the character of the locality.

Roof Terrace

The siting and design of the proposed roof terrace is considered modest in scale and carefully designed in relation to the appearance of this building and would not be openly visible. It would preserve the existing roof form and complement the elevation on which the proposed roof terrace is located. This would facilitate private amenity space for the flat.

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. 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 protect 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 amenity of neighbouring resident.

Given the existing degrees of mutual overlooking from first floor windows and the degree of additional overlooking created by the dormer glazing is not significant and not to a degree that would warrant refusal.

The scale and massing of the proposed roof terrace are considered modest and would not result in unreasonable levels of noise, material loss of daylight, outlook and privacy. The roof terrace is supplemented with privacy screening to reduce overlooking. 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.

Conclusion

The proposed development also does/does not 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.

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7. CIL Applicable

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

8. 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 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.

- 3 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: 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.

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.