



# Officer Report

|                            |                                                                                                                                                                                                                                                                                                            |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2024/0336</b>                                                                                                                                                                                                                                                                                       |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                                                                                                                                     |
| <b>Address:</b>            | 249 Wightman Road, Hornsey, London, N8 0NB                                                                                                                                                                                                                                                                 |
| <b>Proposal:</b>           | Retention of existing rear dormer with linked extension over outrigger flat roof, construction of a roof terrace on existing first floor flat roof, with associated decking, balustrades and screen planting. Insertion of green roof on remaining section of first floor flat roof (revised description). |
| <b>Case Officer:</b>       | Roland Sheldon                                                                                                                                                                                                                                                                                             |
| <b>Valid Date:</b>         | 08/02/2024                                                                                                                                                                                                                                                                                                 |
|                            | 4                                                                                                                                                                                                                                                                                                          |
| <b>Applicant:</b>          | Mr Giles Massie-Taylor                                                                                                                                                                                                                                                                                     |
| <b>Agent:</b>              |                                                                                                                                                                                                                                                                                                            |

## **RECOMMENDATION**

**Approve with Conditions**

### **1. SITE AND SURROUNDINGS**

The subject site contains a two-storey mid-terraced L-shaped dwellinghouse located on the western side of Wightman Road, N8. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

### **2. PROPOSAL**

The proposal seeks full planning permission for retention of an existing rear dormer with linked extension over outrigger flat roof, construction of a roof terrace on existing first floor flat roof, with associated decking, balustrades and screen planting. Insertion of green roof on remaining section of first floor flat roof (revised description).

### **3. PLANNING HISTORY**

PRE/2021/0142: Loft extension - response submitted 23/06/2021

HGY/2014/0982: Erection of single storey side extension to rear of property – Approved 02/06/2014

No planning enforcement history.

### **4. CONSULTATION**

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

Objecting: 1  
Supporting: 0

The following issues were raised in the representation that are material to the determination of the application:

- Overlooking.
- Noise and general disturbance from use of the roof as a terrace.
- Loss of light into neighbouring bedrooms, bathroom, kitchen/dining area and possibly rear garden.

The above issues shall be considered within the material planning considerations section of the report.

## **6. MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. Design and character and
2. Impact on neighbouring amenity.

### Design & Character

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.

### Roof Extensions

The property already benefits from a rear dormer with linked roof extension above the flat roof of the outrigger.

As measured on plan, the roof extensions exceed the volumetric limitation of 40 cubic metres permitted for roof extensions to terraced dwellinghouses by approximately 7 cubic metres, and therefore it is necessary for retention of the roof extensions to be included within the planning application.

There are a number of similar L-shaped roof extensions on the western side of Wightman Road on which the host building is located of a similar scale. The rear dormer occupies the full width of the rear roof plane with a set-up of 0.2 metres from the eaves. The roof extension above the flat roof of the outrigger occupies less than half the depth of the rear outrigger.

Both extensions are externally clad in some form of dark metal vertical panels and have large elements of glazing which serve to articulate the bulk of the extensions. The extensions are considered to respect the scale, form and character of the host building and the wider locality and are acceptable with regards to design and character considerations.

### Proposed Roof Terrace

The proposal seeks to create a roof terrace beyond the extent of the existing roof extension, which already benefits from full-length window doors on its rear elevation. The terrace would have a depth of 2.8 metres and a width of 2.3 metres, set-back 1.7 metres from the rear extent of the outrigger roof.

The side boundaries of the terrace would be treated with 1.3 larch cladding concealing internal metal balustrades, with a glazed balustrade on the rear extent of the terrace.

Bamboo screen planting is proposed to be installed on the side boundaries.

Beyond the rear extent of the terrace, a green roof is proposed to occupy the remaining section of the outrigger roof.

The properties on the western side of Wightman Road benefit from sizeable rear gardens and border onto the embankment of the New River. There is also a large gap between the neighbouring rear outrigger projection, in this case, approximately 4.5 metres. As such, there is a greater sense of space and relief not commonly found within a group of terraced dwellings which are usually in closer proximity to each-other.

The addition of the terrace, whilst resulting in the majority of the roof being occupied, is designed with visually lightweight materials and side planting that would serve to visually soften its appearance. In conjunction with the roof extension, within the context of its surroundings, the addition of the roof terrace is on balance considered to respect the character and appearance of the host building and wider locality.

### 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.

Due to the existence of the first-floor projection of the host building, the introduction of the roof extension and terrace does not result in any further reduction in outlook for the adjacent neighbouring first-floor window of no. 247 Wightman Road.

Whilst there may be some loss of light and overshadowing for certain parts of the day from this aforementioned window, it would not be to an excessive degree that would result in an unacceptable impact on the living conditions of neighbouring occupants.

There are no side-facing windows within the roof extensions that would overlook adjacent neighbouring rear windows.

The proposed roof terrace would not directly face any rear windows of other neighbouring residential properties given that it faces the New River. The rear terrace would be treated with bamboo screening on its side walls to prevent overlooking towards the neighbouring properties to the north and south of the property. Whilst there would be some overlooking possible from the most rearward extent of the terrace into the rear gardens of neighbouring properties, this would not be so acute as to warrant refusal of the application, given that there is always a degree of overlooking possible from neighbouring windows or gardens that is considered acceptable in high-density L-shaped terraced properties of this nature.

In the interest of protecting the privacy of neighbouring occupants, a restrictive condition can be imposed on the development that the glazed balustrade, larch cladding, and bamboo planters are installed as shown in the approved plans prior to first use of the terrace, and maintained as such for the lifespan of the development. The condition could outline that the bamboo planters shall be planted to have a minimum height of 1.8 metres from the decking level of the roof terrace and shall be maintained as such to prevent views to the north and south for the lifespan of the development.

Subject to compliance with this condition, the proposal would be considered to be acceptable with regards to neighbouring amenity.

## **7. CONCLUSION**

The proposal is acceptable with regards to design, character 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

### **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 glazed balustrade, larch cladding, and bamboo planters shall be installed as shown in the approved plans prior to first use of the terrace hereby approved, and shall be maintained as such for the lifespan of the development. The bamboo planters shall be planted to have a minimum height of 1.8 metres from the decking level of the roof terrace and shall be maintained as such to prevent views to the north and south of the terrace, for the lifespan of the development.

Reason: In the interest of protecting the privacy levels of neighbouring residential occupants, in accordance with policy DM1 of the Haringey 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.