

Officer Report

Application Number:	HGY/2024/0329
Application Type:	Householder planning permission
Address:	14 Crouch Hall Road, Hornsey, London, N8 8HU
Proposal:	Removal of existing flat roof dormer serving stairwell, replacement with new flat roof dormer to serve stairwall and bathroom.
Case Officer:	Eunice Huang
Valid Date:	07/02/2024
Applicant:	4
Agent:	Anita & Grant McBain Mr Oliver Grimshaw

RECOMMENDATION

Approve with Conditions

CONSULTATION RESPONSE

No consultation responses were received.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. One representation was received, in objection:

- Appearance and privacy impact arising from glazing height within new rear dormer. It is requested that the new dormer contains similar height windows to those currently in place.

REASONS FOR GRANTING PERMISSION

The proposal is for removal of existing flat roof dormer serving stairwell, replacement with new flat roof dormer to serve stairwell and bathroom.

The application site is occupied by a two storey, semi-detached dwellinghouse, situated on the northern side of Crouch Hall Road, between Clifton Road to the west and Birchington Road to the east. The setting is residential in character, within Crouch End Conservation Area.

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

- HGY/2006/0906 – Certificate of Lawfulness for a proposed single storey side and rear extension – Issued 26/6/2006.

- HGY/1997/0155 – Erection of rear dormer window and installation of two rear velux windows – Approved with conditions 02/9/1997.

A larger rear dormer is proposed to replace the existing dormer. The proposed dormer has a width of 4.484m. The width of the host building measures 10.4m. On the western side, the dormer is set in approximately 4m from the side flank wall and boundary. It is approximately set in 1.89m from the eastern flank wall and 2.76m from the eastern side boundary. The dormer is set in 0.5m from the rear eaves and set down 0.32m from the roof ridge. The bulk and scale of the dormer is considered subservient to the roof of the host building. It is also subservient in width and depth to the existing two storey central outrigger of the host building. The size, scale and volume of the rear dormer would not dominate the host building nor neighbouring properties.

The proposed development is consistent with the a presence of rear dormers amongst the dwellinghouses on this section of Crouch Hall Road. The adjoining property at No. 16 Crouch Hall Road has a rear dormer spanning the majority of the roof plane. There is also a dormer located on the rear roof plane of the west-adjoining property at No. 12.

The rear façade of the site is visible from certain vantage points from perpendicular roads Birchington Road and Clifton Road. However, the site is set behind three dwellings from Birchington Road and two dwellings from Clifton Road. From each of the perpendicular roads, the existing adjoining dormers at No. 12 and No. 16 would be more apparent than the proposed development. The proposed dormer would be composed of dark, vertically-oriented standing seam metal cladding, with steel windows frames, which complement the existing slate roof. The proposed development would not have an adverse visual impact upon the streetscene or Conservation Area.

A neighbour objection raised concerns that the size of the glazing within the dormer would not be consistent with the sizes of other rear dormer windows, affecting the neighbour privacy, and the consistent appearance within the row between No. 12-16 Crouch Hall Road. The glazing that is of concern relates to a full scale window for the stairwell. Amended plans have since been submitted in response to the objection, increasing the cill height of this window. This is acceptable in terms of appearance and privacy impact. The glazing of the dormer window is to a stairwell and a bathroom, which mitigates privacy impact, as these are not spaces in which occupants tend to linger or gather. Nonetheless, there is an existing extent of mutual overlooking from upper level and loft level windows across neighbouring dwellings in the surrounding area.

The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11 & 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.

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

RECOMMENDATION

GRANT PLANNING 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 as those submitted in the Design & Access Statement prepared by OGArch, dated 7 February 2024, for this application.

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.

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.

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.