



Officer Report

Application Number:	HGY/2024/0341
Application Type:	Householder planning permission
Address:	Flat B, 68 Raleigh Road, Hornsey, London, N8 0HY
Proposal:	Erection of a second floor roof terrace on existing 2-storey rear outrigger.
Case Officer:	Neil McClellan
Valid Date:	09/02/2024
Applicant:	4 Mr Ben Mace
Agent:	Mr Selvin Hayden

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

The erection of a second-floor roof terrace on the property's existing 2-storey rear outrigger.

The scheme has been amended by reducing the height of the balustrade at the end of the proposed terrace (running across the width of the outrigger) to 1.1 metres above the terrace floor area.

Site Description

The application property is a mid-terraced 2-storey house that has been converted into two flats. This application relates to the upper floor flat.

The site is not located within a Conservation Area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

HGY/2023/0300 - Planning permission granted for the construction of rear dormer extension to facilitate loft conversion. Decided 27.03.2023.

Recent similar permissions near to the application site:

First Floor Flat, 48, Raleigh Road, London, N8

HGY/2020/1155 - Planning permission granted for the creation of a second-floor roof terrace with associated screening. Decided 25.06.2020.

Upper Flat, 50, Raleigh Road, London, N8 0HY

HGY/2020/1158 - Planning permission granted for the creation of a second-floor roof terrace with associated screening. Decided 25.06.2020.

REPRESENTATIONS

No representations have been received in response to publicity of the application.

CONSIDERATIONS

Planning permission has previously been granted for the conversion of the property's loft including a dormer extension to the main rear roof slope and outrigger. This application seeks to introduce a 3.2-metre-deep roof terrace on the flat roof of the outrigger, to be accessed from the already approved dormer extension on the main roof slope roof.

The proposed terrace is set back from the end of the outrigger by approximately 4.6 metres and is surrounded on both sides by a 1.6 metre high obscure glazed balustrade/privacy screen and a 1.1 metre high balustrade across its end.

Similar dormer and roof terrace arrangements have been approved at nos. 48 and 50 Raleigh Road (see planning history). There are a number of existing dormer extensions to property's in Raleigh Road that extend out on to outriggers to a similar or greater depth than the terrace proposed in this application and that are also higher and of a more solid appearance. The proposed terrace would not therefore appear unusually large or incongruous given this context.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. It is therefore considered that the local character and visual amenity will be protected.

The height and depth of the proposal would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. The proposed balustrade/privacy screen will prevent any overlooking of the property to the side. As such, the proposal is not considered to result in any material loss of privacy to neighbouring properties. The proposal is therefore acceptable in amenity terms.

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

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 proposed obscure glazed balustrade/privacy screen as shown on approved drawing numbers 002, 003, 004 & 005 shall be fully installed 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: Land Ownership**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their 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.