



Officer Report

Application Number:	HGY/2024/0374
Application Type:	Householder planning permission
Address:	4 Wellfield Avenue, Hornsey, London, N10 2EA
Proposal:	Alteration to existing rear extension, cladding, fenestration, rooflights, and second floor dormer window, installation of Juliet balcony and new rooflights, and replacement of front windows. (AMENDED DESCRIPTION)
Case Officer:	Mark Chan
Valid Date:	08/03/2024
Applicant:	Mrs Debra Morrison
Agent:	Mr Ruben Everett

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse on the eastern side of Wellfield Avenue. The site falls within the Muswell Hill conservation area.

2. THE PROPOSAL

The proposal is for the alteration to existing rear extension, cladding, fenestration, rooflights, and the second floor dormer window, installation of a Juliet balcony and new rooflights, and replacement of front windows.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2001/0469 – Demolition of existing rear extension and conservatory and the erection of a full width single storey rear extension and the replacement of two existing rooflights with a rear dormer window. Granted permission 28/05/2001.

4. CONSULTATION RESPONSES

Internal & External Consultees.

The following were consulted on the planning application:

- LBH Conservation Officer: Raised no objection.

Neighbour Notification.

No representations were received from neighbours in response to notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design & 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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context. The host building has an existing full-width single storey rear extension that was approved in 2001. In this proposal, the exterior of the existing rear extension would be amended from a white cementitious render to a cladding in limestone tiles. There would be no material changes to the massing and depth of the existing rear extension. The main differences would be visual in terms of the general expression of the extension and the alterations, in the material, design and style of the windows. It is proposed that the long existing rooflight across the majority of the southern raised section of the extension would be replaced with a 'flatter' and more modern iteration. Overall, the new rear extension would be contemporary in appearance and would provide additional light into the kitchen and dining areas. Given its rear location, the relatively minor scale of the works, and that many neighbouring properties have full-width contemporary rear extension, the proposal is not considered to materially harm the character and appearance of the host building and conservation area and is acceptable in design and heritage terms.

The host building has an existing rear dormer window on the southern side of the roof slope featuring a tripartite window frame. The applicant is seeking to adapt and enlarge the existing rear dormer window to a four-section bay door opening with Juliet balcony. The proposed balustrade would be traditional in style, in keeping with the character and age of the property. The new dormer window would have the same width as existing but increase its depth and height by of approximately 0.57m and 0.62m respectively. It would still be set back from the ridge, edge and eaves of the rear roof slope considerably. The finishing materials would match those of the existing dwelling. It is observed that many neighbouring properties, such as No. 6 have similar roof extensions. The bulk, scale, and amount of glazing in the proposed roof dormer window is considered modest and appropriate. The dormer is designed in such a way that the windows in the rear elevation align with the windows below which assists in maintaining the architectural integrity of the rear elevation taken as a whole. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

The host building has two existing rooflights on the northern side of the pitched roof. One rooflight would be amended from the current velux into a wider panel of similar appearance. An additional identical rooflight is proposed adjacent to allow for more light into the loft room. An existing rooflight on the rear roof slope is in poor condition and would be repaired. Lastly, the front windows of the host building would be repaired or replaced if needed replaced with like for like white painted timber units. Overall, due to the location and size of the rooflights and the minor scale of the works, the proposal is considered proportionate and acceptable in terms of design and heritage.

Whilst it may be possible to view the proposal from adjacent properties and properties on Elms Avenue, the view would be limited. Therefore, the local character and visual amenity of the Muswell Hill Conservation Area would be protected.

Given the number of existing roof extensions within the terrace, the proposed rear dormer here would not cause harm to the appearance of the building or the wider surroundings. The rear elevation of this building is not visible from public vantage points.

As such, the proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms.

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.

The scale and massing of the proposed rear extension would remain the same with no additional flank windows and the size of new roof dormer window is considered modest and would not result in a material loss of sunlight or daylight or have an overbearing appearance to Nos. 2 and 6 Wellfield Avenue. Whilst the proposed enlargement of the rear dormer window would introduce additional glazing at roof level, there would be no significant increase in the extent of overlooking over and above the extant situation. There would not be material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does 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.

7. 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 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 those demonstrated in the drawings hereby approved.

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: 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.