

Application Number:	HGY/2024/1023
Application Type:	Full planning permission
Address:	457 High Road, Wood Green, London, N22 8JD
Proposal:	Increase in ridge height of approved application (HGY/2020/0789) to propose 2 x rear dormers and 6 x front Velux windows, increasing each single-family dwelling from a 3-bed unit to a 4-bed unit.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	11/04/2024
Applicant:	4 Mr Bilal Ustun
Agent:	Ms Aygul Boyraz

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to the site at rear of 457-461 High Road, N22 adjoining to No.2 Marquis Road, which used to consist of five lock up garages. The site is currently under construction for the erection of a two-storey building comprising of 2 x 3 bedrooms houses. The site is not located in a Conservation Area, nor does it fall within the curtilage of a listed building. The surrounding area is characterized by a mixed use with a high concentration ground floor retail units fronting the High Road and residential uses common on upper floors and surrounding streets.

2. THE PROPOSAL

The proposed seeks consent to increase the ridge height of the approved planning permission under reference HGY/2020/0789 to propose two rear dormer and front roof lights and increasing each single-family dwelling from approved 3-bed unit to a 4-bed unit.

It is proposed to raise the ridge height of the 0.88 metres and increase the overall height of the approved building from 6.9m to 7.8m with installation of rear dormers and front roof lights to create additional bedrooms to 4 bed unit each. All other elements of the approved scheme remain the same/unchanged.

During site inspection, it was apparent that the construction for the approved application (HGY/2020/0789) has already commenced.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2020/0789 – Demolition of lock up garages and erection of two x 3-bedroom houses. Granted permission 25/05/2022.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- **LBH Highways Officer:** Raise no objection.

Neighbour Consultation

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

No of individual responses 0

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.

It is proposed to increase the ridge height by 8.8 metres and the increase the roof height. The adjoining row of terraces have very simple hipped roof detail, and each have similar/mirroring roof form. The directly adjoining property at (No. 2 Marquis Road) has a higher roof with a ridgeline common to the rest of the terrace. The ridge increased to the application is therefore lower than the rest of the terrace and retains the approved eaves height. As viewed from the street the proposed increase to the ridgeline and proportion of the additional roof form would not appear out of scale. Rather the proposal would appear in keeping with the rest of the street.

The proposed roof form would be well integrated in terms of scale and design with the original approved dwellings and surrounding area in accordance with the NPPF, policy DM1 of the Development Management Document and the SP11 of the Local Plan. The proposal is not found to represent an overdevelopment of the site.

The proposed rear dormer would be subordinate to the roof-slope as it would not appear overly bulky or out of scale in relation to the site and its surroundings as the dormer is set below the ridge and set in from the eaves as well as a set in from shared party wall on both sides. Some of the adjoining property and other along the street have substantial rear box dormers and they are part of the established appearance of the terrace and can - not be ignored in this context of the application site. Given the presence of these adjoining existing dormers, the proposal is not out of place in its very local context and more in keeping with its immediate surroundings.

Although, the rear dormers would not be visible from public vantage points, and it is visible from adjoining neighbouring gardens. Windows proposed would reflect the fenestration on lower floor level. The proposal does not therefore appear overly incongruous within the immediate setting.

Proposed front roof light are modest in size and as such would not detract from the character of the 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.

The amendments do not result in any increase in the bulk and massing of the extensions to the dwellings as approved. No other loss of light or harm to visual amenities of any of the other surrounding neighbouring properties result from the alteration additions.

Whilst the design of the roof is proposed to change this would not have any greater impact upon the amenities of neighbouring properties and the proposal would have no greater impact than the previously approved scheme and in this respect the proposal are considered compliant with Policies DM1 and SP11.

The scale and massing of the proposed roof dormer window are considered modest and would not result in a material loss of sunlight or daylight or have an overbearing appearance to neighbouring gardens. There would not be any significant material loss of privacy to neighbouring property. The proposal is acceptable in amenity terms.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units, and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

The proposed would comprise of 2 x 4 bedrooms residential dwellings with internal floor area 149m² and 152m², respectively. Each of the proposed dwellings would meet the minimum standard of 112m² for 4bed, 6person set in the London Plan. The houses would benefit from direct access to the front and rear garden space. The garden is considered to be private, practical, and useable space.

The submitted drawings demonstrate that the overall dwelling sizes for each house when assessed against London Plan standards would meet or exceed the minimum London Plan requirement.

In addition, the London Plan policy requires account to be taken of the size of habitable rooms and the internal layout of the dwellings. In regard to these space standards, the proposed dwellings are

compliant. Ceiling heights of 2.5m are proposed throughout the development which would again comply with the London Plan requirement.

The London Plan requires that the proposal for new residential development accords with the principle of good design and will be expected to provide dual-aspect accommodation unless exceptional circumstances are demonstrated. All residential dwellings proposed would accord with this requirement and are therefore considered acceptable in this regard.

6. CONCLUSION

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

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. CIL APPLICABLE

The development is less than 100 square metres but is for a whole new unit and as such is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £20,850.27 (301sqm x £69.27) and the Haringey CIL charge will be £79,175.04 (301sqm x £263.04 (Indexation included). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this 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 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 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.

Informatives:

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £18,060 (301sqm x £60.00) and the Haringey CIL charge will be £79,175.04 (301sqm x £263.04 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

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.

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.