



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2024/1028</b>                                                               |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                             |
| <b>Address:</b>            | 4 Bourne Road, Hornsey, London, N8 9HJ                                             |
| <b>Proposal:</b>           | Loft conversion with a rear dormer extension & three front & two rear roof lights. |
| <b>Case Officer:</b>       | Neil McClellan                                                                     |
| <b>Valid Date:</b>         | 15/04/2024                                                                         |
| <b>Applicant:</b>          | Ms Jennifer EAST                                                                   |
| <b>Agent:</b>              | Mr Michal OGLAZA                                                                   |

## **RECOMMENDATION**

**Approve with Conditions**

## **PROPOSED DEVELOPMENT AND LOCATION DETAILS**

### Proposed Development

Loft conversion with a rear dormer extension & three front & two rear roof lights.

### Site and Surroundings

Two storey mid-terrace dwelling house located on the eastern side of Bourne Road located within Crouch End Conservation Area. It is not listed or close to any listed buildings.

### Relevant Planning and Enforcement History

Other than a recent application for works to trees, (CON/2022/0070 – re-pollarding of lime tree) there is no relevant planning history relating to the application address.

The almost identical dormer next door at 5 Bourne Road was approved in 2023 (HGY/2023/2160).

The dormer on the other at 3 Bourne Road was approved in 2015 (HGY/2015/3352).

## **REPRESENTATIONS**

The application has been publicised by way of letters, site notice and press advert. The number of representations in response to notification and publicity of the application.

One objection has been received against the application from a neighbour to the rear of the site. They think the dormer too large and likely to impact negatively on their privacy, particularly as the gardens between Bourne Road and Drylands Road are relatively small. The dormer should be

similar in size to the existing smaller dormer at 3 Bourne Road rather than the larger one at number 5.

## **REASONS FOR GRANTING PERMISSION**

The application proposes a rear dormer extension with a width of approximately 3.4 metres, just over around half the width of the rear roof slope. Sited just off the party wall with 5 Bourne Road, around 2.4 metres of the boundary with 3 Bourne Road and approximately 0.4 metres up from the eaves. The dormer would be finished in either slate or slate effect tiles with two upvc sliding sash windows in its face.

In terms of its size, siting, design and appearance, the proposed dormer is almost a mirror image of the one approved on the adjoining terrace 5 Bourne Road. There are number of similar sized dormers along the terrace including one on the other attached property at 3 Bourne Road, all be it with a width of approximately 2.3 metres that is approximately 2/3rds the width of the one proposed at No.4 and approved at No.5. The proposed dormer is therefore considered acceptable in scale and bulk, with a suitably proportionate appearance, and in keeping with the pattern of other rear extensions and dormers along this side of Bourne Road.

There are number of property's along Bourne Road with varying numbers and sizes of rooflights. The ones proposed in this application are indicated as being conservation style rooflights flush with the plane of the roof. The proposed roof lights are bit considered subordinate in scale and appearance, not resulting in an unacceptable degree visual clutter, and in keeping with the character and appearance of the area. A condition will be attached requiring that the proposed rooflights be conservation style in appearance.

The proposal is therefore considered to preserve the character and appearance of the Crouch End conservation area.

Representations have been received from a neighbour to the rear of the application property in Drylands Road expressing concern over the size of the proposed dormer and the impact this might have in their privacy.

The rear face of the dormer would be approximately 16.5 metres from the end of the rear garden of the nearest property to it in Drylands Road, and approximately 26.5 metres from the property's rear elevation. These distances are considered sufficient to avoid any material harmful impact on the privacy of the properties in Drylands Road or their gardens. In any case there is already a degree of overlooking of neighbouring houses and their rear gardens from existing first and second floor windows, to be expected in relatively dense urban and sub-urban residential areas such as this one.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policies SP11 and 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 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 rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

- 4 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building, unless otherwise stated on the plans 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: 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.