



Officer Report

Application Number:	HGY/2024/1000
Application Type:	Householder planning permission
Address:	25 Clyde Road, Wood Green, London, N22 7AD
Proposal:	Single storey Rear/side infill extension. L-shaped dormer loft conversion and balcony. Insertion of no. 2 Velux type windows in front roof slope
Case Officer:	Oskar Gregersen
Valid Date:	10/04/2024
Applicant:	Mr Mitchell Freestone
Agent:	Mrs Johanna Ahrberg Jackson

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse on the South side of Clyde Road. The area is characterised by buildings with red brick fronts, two-storey bay windows with dual pitch gables, fine timber fenestration, and a sizable set back from the roadway. The houses in this area also benefit from large rear gardens.

The site does not fall within any conservation area, nor is it locally listed.

2. THE PROPOSAL

The proposed is for the erection of a single storey rear/side infill extension, L-shaped dormer loft conversion and balcony, with installation of no. 2 Velux type windows in front roof slope.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning or enforcement history.

4. CONSULTATION RESPONSES

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: 1

Objecting: 1

The following issues were raised in representations and are addressed further on in this report or below:

- Overshadowing/Loss of light
- Out-of-character

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.

Infill extension

The proposed single storey rear extension would be 1.3m wide and 6.3m deep. The extension would directly abut the boundary with No. 23 Clyde Road and would extend 6.3m on the shared boundary. It would have a pitched roof, pitching down to a height of 2.3m on the boundary with No.23 Clyde Road and would have no.3 roof lights, with one being 2.7m long. The proposed extension would be typical for infill extensions in Haringey, infilling the length of the outrigger, with a pitched roof to help mitigate amenity issues.

The scheme here does not seek to replicate wholly the existing materials of the host property, but rather seeks to extend the property using partly matching materials and some contemporary additions such as a sedum roof, an approach which is acceptable.

This portion of the proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would not be impacted by the side infill.

Dormer extension/balcony

The proposed dormer extensions would occupy the rear roof slope, and a significant portion of the rear outrigger, with a balcony half the width of the outrigger covering the remaining portion of its length.

The portion of the dormer on the rear roof slope would be 3.47m deep, by 4.6m wide. The outrigger dormer measures as 4.2m deep, by 2.7m wide and 2.4m tall. The proposed roof terrace would be 1.15m deep, and would be positioned 1100mm from the rear elevation.

The proposed terrace would have a 2m privacy screen on its western elevation, with 1.1m of barrier along its southern and eastern edges. These screens would be finished in horizontally slatted timber. The dormer roof extensions would be finished in materials similar to that of the host building.

It is noted that this proposal references a previously approved proposal including a roof terrace of similar scale in place at No.35 Clyde Road (Application Ref: HGY/2016/2092). The approved development at No.35 is similar to this proposal, leaving a portion of the outrigger roofslope visible, creating a sizeable gap between the terrace and the existing rear elevation.

It is noted that as this site is a single family dwellinghouse, the scale of the dormer roof extensions is such that they could be achieved under permitted development, however as a roof terrace is proposed a full planning application must be made.

Overall the proposed additions to the roof would appear sub-ordinate, and are similar in scale to that approved at No.35 Clyde Road and should be approved.

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.

With respect to neighbouring amenity, the proposed infill extension is deemed to be acceptable, as the eaves height has been reduced to a height on the boundary with neighbouring occupiers of approximately 2.3 metres, and therefore should not appear overbearing, or result in a materially harmful loss of light to the neighbouring property.

The key considerations with reference to the roof extension would be the overlooking/disturbance created by the addition of a roof terrace at second floor level, as there are already a number of dormers in place in the surrounding area and as such overlooking from the proposed dormers is not as important.

It is deemed that, by virtue of the small scale of the terrace, combined with its set back from both the rear and flank elevations of the existing outrigger, that there is not likely to be any adverse impact on neighbouring amenity, and the additions to the roof would be generally compliant with policy.

6. CONCLUSION

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 accords 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

Grant permission in accordance with the following condition(s):

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, 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 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.

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.