



Officer Report

Application Number:	HGY/2024/0889
Application Type:	Householder planning permission
Address:	20 Stapleton Hall Road, Hornsey, N4 3QD
Proposal:	Ground floor single storey rear infill extension, creation of a roof terrace over the rear outriggers existing flat roof, the raising of the parapet along the side of the outrigger, the erection of a rear dormer extension and other associated external alterations.
Case Officer:	Josh Parker
Valid Date:	28/03/2024
Applicant:	Anderson
Agent:	Paul Lofthouse

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

20 Stapleton Hall Road is a five bed, 3 storey, Victorian mid terrace house located on the south-eastern side of the road. The building is a single-family dwelling. The property is located in Stroud Green Conservation Area.

2. PROPOSED DEVELOPMENT

The application is for a ground floor single storey rear infill extension, the creation of a roof terrace over the rear outriggers existing flat roof, the raising of the parapet along the side of the outrigger and the erection of a rear dormer extension and other associated external alterations.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2018/1267 - Construction of a single storey side and rear extension. Granted 6/6/2018.

4. CONSULTATION

LBH Conservation – No objection.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Stroud Green conservation area;
2. Impact on neighbouring amenity.

Design and appearance of Conservation Area:

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, 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 DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

All proposed works excluding the proposed front roof lights are to the rear of the dwellinghouse and would not be visible from the street scene and would create additional internal and amenity space for the occupants.

Ground floor addition

The applicant seeks to maximise the ground floor by infilling the space between the rear closet wing and the boundary with no.18 Stapleton Hall Road with a new single storey extension. The extension would sit half a brick back from the rear wall of the existing outrigger. The extension would be finished in a flat brick parapet wall and flat roof along the boundary and adjacent the rear wall of the main body of the house. The top of the boundary wall is set at 2.9m above ground level in relation to No 18 Stapleton Hall Road.

The proposed extension would have a pitched roof from the rear wall back to approximately 1m from the rear wall of the main body of the house. This pitched roof section would be finished in zinc standing seam cladding with glazing flush with the roof finish over the kitchen island area below. The ground floor addition would be subordinate and follows the patterns within the terrace. All materials would be of a high quality, matching materials with complementary and contemporary elements.

Roof terrace

A roof terrace is being proposed to sit on the flat roof over the existing two-storey outrigger. The roof here has historically been modified and as such is different to that of other in this group of houses.

The works here to create a roof terrace therefore does not involve significant design change. The flank wall of the outrigger would be raised in brick to match the existing parapet to the rear garden facing the elevation to a height of 1.1m above the terrace finished floor level. New terrace decking/paving will be inserted over the flat roof finish. Access to the roof terrace will be via the existing opening from the half landing between the first and second floors. A new aluminium door will be inserted into the opening and metal steps leading down to the roof terrace.

While disrupting the rhythm and uniformity of the roof forms within a terrace are typically discouraged, the alterations proposed to the outrigger here in this application would not be harmful.

On the terrace opposite this application site, it is noted that Nos. 21, 23 and 25 have roof terraces with these therefore a part of the character of the area.

Main roof modifications

The proposed dormer would be set down from the main roof ridge and also set in from the sides of the roof and parapet party walls. This will ensure that the dormer would appear subservient to the original roof. The proposed dormer would be clad in matte standing seam zinc cladding to the walls and roof.

This is an acceptable approach with the colour of the roof slates and reflect the appearance of other dormers in the local area. As such this approach is an almost identical approach when considering bulk/proportions to the application ref: HGY/2023/1219 (No 28 Stapleton Road) where the dormer is slightly wider than the earlier neighbouring designs on this terrace.

Two conservation type rooflights (set flush with the roof finish) are proposed in the front roof slope. The modifications to the main roof slope are modest and therefore would not cause harm to the conservation area.

Conclusion

In terms of the works proposed and impact on the conservation area, as the extension/ alterations would be modest and all additional bulk to be located solely to the rear of the building and only be partially visible from neighbouring rear windows, it is considered that the proposed development would not harm the character and appearance of this part of the Stroud Green Conservation Area, as such left preserved.

Amenity Comments

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

The depth of the extension facing No. 18 Stapleton Hall Road would not exceed the height of 2.9m metres to the eaves level on the common boundary with that property. Although the proposed height is greater than the previous 2018 permission which had a height of 3.3 metres along the boundary, given the infill would not extend yond the end of the outrigger and sit in the backdrop of the outrigger's two-storey flank wall, and given that the width of the neighbours side return at 2.25m, the proposed infill extension would not result in an excessive increase in the sense of enclosure perceived by the occupiers of the neighbouring property or create an overbearing relationship.

The submitted application drawings include cross sections through the outrigger wing and infill extension which show compliance with the BR's 45-degree rule-of-thumb test in relation to windows in the north-eastern outrigger wall of no.18. This indicates that the impact of the extension on light for the ground floor windows on this flank would be acceptable.

Moreover, given that the proposed extension would only project 1 metre beyond the rear of No. 22 Stapleton Hall Road, it is not considered that the extension would appear overbearing when viewed from No. 22. It should be noted similar rear extension schemes near the application site at no.24 Stapleton Hall Road (2019/0650), no.26 Stapleton Hall Road (2016/2031), no.28 Stapleton Hall Road (2014/2264) also all included overall heights on the boundary of 3m.

The proposed roof terrace would introduce a 1.1m parapet on the southwestern edge to the terrace introducing some bulk setback from the boundary shared with No. 18. This addition due to the separation from the ground floor windows at No 18, and given modest nature of the height of the parapet it would not materially harm sunlight/ daylight conditions and cause enclosure to the adjoining neighbour.

Similar to the dormer, potential overlooking from the terrace is noted however, terraces alike typically have mutual degrees of overlooking to neighbouring properties similar to how gardens here are overlooked by upper floor windows. It should be noted that the agent has added box planting as seen in Drawing No. 303 Rev 4 sited inside of the balustrade of the end and between No.18 and to the rear, with further details are to be secured by condition.

The planters would soften/ mitigate views back to the top and bottom floor windows of No. 18 and to the rear with vegetation and add a permanent setback form all edges. The neighbours at No.22 would be shielded from overlooking by the existing apex of the outrigger; additionally, the window closest to the terrace allows for light to access their stair case and would not be materially affected by the addition of the terrace for this reason. Typically, with roof terraces neighbours have concerns with the potential for large gatherings / noise nuisance generated from these platforms however, it's important to remember that these small amenity spaces can be likened to rear gardens with regards to the use, and therefore refusal for potential noise nuisance would not be warranted.

The proposed dormer follows similar proportions within the area, with the windows are restricted to the rear which are standard and would not introduce any additional overlooking or privacy/overshadowing issues. Subject to conditions all works proposed meets all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the reasons discussed above.

Conclusion

Subject to conditions the proposal is considered acceptable in relation to design, heritage and amenity considerations. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with 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 planter boxes as shown in drawing No 303 Rev 4 hereby approved shall be installed prior to the first use of the roof terrace and retained as such thereafter in perpetuity.

Reason: In order to safeguard the 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: 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.