



Officer Report

Application Number:	HGY/2024/1117
Application Type:	Full planning permission
Address:	Flat B, 155 Westbury Avenue, Wood Green, London, N22 6RX
Proposal:	Proposed L shaped dormer, rear terrace over existing outrigger, floor plan redesign and all associated works
Case Officer:	Oskar Gregersen
Valid Date:	14/05/2024
Applicant:	Laura Benjamin
Agent:	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse facing the East side of Westbury Avenue. The site is the last of the terrace with an outrigger portion, with the rear of the site facing the front of buildings on Boreham Road. The building has been converted into two flats. This application relates to the upper floor two-bedroom flat.

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

2. THE PROPOSAL

The proposed is for the formation of an L-shaped dormer roof extension, with roof terrace to existing outrigger.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

OLD/1987/2027 | Conversion into 2 self-contained flats. Approve w/ Conditions.

4. CONSULTATION RESPONSES

No representations were made in relation to letters sent for this proposal.

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.

Dormer Roof Extension

The proposed roof extension involves the construction of a rear dormer on the main rear roof slope and another roof extension over part of the two-storey outrigger. The rear dormer would sit marginally up from the eaves, up to the ridge, and would abut the party walls with Nos. 153 and 157 Westbury Avenue. The outrigger element would be of modest depth and be set well back from the rear face of the outrigger. However given the back of the property backs on to Boreham Road, it would be highly visible within the street scene. However given the modest size of the proposed outrigger dormer, it would still appear a modest and subordinate addition to the property.

Both elements would have flat roofs and would be clad in slate to match the existing. The proposed installation of front rooflights is considered acceptable due to their relatively minor size and position on the front roof slope, with these being a common feature to other houses on this road associated with loft conversions.

Rear dormer extensions are a common feature to properties in the area, as found at No 163 Westbury Avenue for example. Overall, the proposed roof extension is considered to be in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area would not be harmed.

Roof Terrace

The proposed roof terrace would be to the rear of the existing roof. It would be 3m wide and be 1.85m deep. The proposed roof terrace would be at roof level, lower than the roof ridge by 1.15m, and would setback from the rear of the existing roof by 1.15m and the eaves by 700mm. It would have timber fence with privacy screen a maximum height of 1.6m sloping down to 1.1m at the rear elevation.

The siting and design of the proposed roof terrace is considered modest in scale and carefully designed in relation to the appearance of this building and would not be openly visible. It would preserve the existing roof form and appear sub-ordinate the host building.

Whilst it may be possible to view the proposal from Boreham Road, the view would be limited as it is distant enough, allowing it less visual impact on the street scene. It is not considered the proposal would harm the character and appearance of the surrounding area.

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.

Dormer Extension

The proposed dormer extension would be scaled such that, in the case of a single dwellinghouse, it could be achieved via permitted development rights. However, in this instance the site is sub-divided as flats and full permission is required.

It is deemed that the scale of the dormer roof extension would not cause adverse effects on neighbouring amenity such as tunnelling or enclosure. The dormer is deemed to be in general accordance with relevant policies and would not have an adverse impact on neighbouring amenity.

Roof Terrace

With the proposed 1.6m high timber installed and the limited depth of neighbouring gardens, overlooking from the proposed roof terrace down into adjoining garden and ground floor windows of Nos. 151 and 153 would not be possible. Views towards the upper windows of properties on Boreham Road is not deemed to be problematic as these windows face the street and as such are subject to views from the roadway. Therefore, there would be no adverse impact from use of the terrace on the privacy of neighbouring occupants.

The presence of users on the terrace area in close proximity to the other windows would unlikely to cause the perception of a loss of privacy in the adjoining residential property.

It is noted that the proposed roof terrace may provide the opportunity for gatherings. Given its modest size, there would be less likelihood of noise reaching intrusive levels. Although an hours of use condition on external space is often attached in respect of commercial properties, to do so in respect of a residential property would be difficult to enforce and unduly restrictive when the same does not apply to neighbouring properties.

The fact that the terrace is visible from neighbouring windows is no different to surrounding gardens and Boreham Road roadway and once fenced, the Council is satisfied that there would be no substantive effect on outlook.

The scale and massing of the proposed roof terrace are considered modest and would not result in material loss of privacy. The proposal is acceptable 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 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.

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 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.

- 4 The privacy screens as shown on the approved plans shall be installed prior to the first use of the terrace area with these features thereafter retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:**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.

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.