

Officer Report

Application Number:	HGY/2024/1016
Application Type:	Full planning permission
Address:	34 Harvey Road, Hornsey, London, N8 9PA
Proposal:	Erection of L-shaped roof extension with rear dormer and linked roof extension above outrigger, rear roof terrace and installation of 2 front rooflights. (AMENDED DESCRIPTION)
Case Officer:	Mark Chan
Valid Date:	01/05/2024
	4
Applicant:	Ms A Bunyan
Agent:	Mr STUART COOK

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

One objection was received in response to notification and publicity of the application. The reason for objection can be summarised as follow:

The rear terrace would lead to loss of privacy to neighbouring property.

2. PLANNING ASSESSMENT

The subject site contains a two-storey mid-terraced property on the western side of Harvey Road. The property has an existing two-storey rear outrigger. The site is not located within a conservation area and does not contain a listed building.

The planning history of the site has been taken into account when coming to this decision.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

This application is seeking consent for a L-shaped roof extension which involves the construction of a rear dormer on the main rear roof slope and a smaller roof dormer with a small rear roof terrace on top of the existing two-storey outrigger and the installation of two front rooflights. Over the course of the application, the applicant has removed the kitchen within the proposed roof extension. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

Roof Extension

The proposed rear roof extension would have a flat roof, UPVC windows and doors, and would be clad with vertically hung tiles to match the existing roof and similar to the roof extension recently approved at No. 24 Harvey Road. Whilst the main rear dormer is large, it would not be visible in the street scene and is in keeping with the other rear dormers in the locality. It is also observed that nearby properties Nos. 24, 26 and 28 Harvey Road have similarly sized L-shaped roof extensions and No. 24 has also been recently approved a 1.5m deep rear roof terrace under planning permission ref: HGY/2023/2768. The proposed rear roof terrace would have the same depth as the one approved at No. 24 and would be enclosed by 1.8m high lightweight timber privacy screens. Overall, the proposed roof extension is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The proposed installation of two small front rooflights on the main roof are considered acceptable due to their relatively minor size, position within the front roof slope and the fact that several properties in the road have similar rooflights.

Impact on neighbouring amenity

Given that the proposed roof terrace would be enclosed by 1.8m high privacy screens and the side window of the proposed roof extension would be conditioned to be obscured-glazed and non-opening unless 1.7m above finished floor level, their introduction would not be considered to result in an unacceptable impact on privacy levels of the occupants of neighbouring properties Nos. 32 and 36 Harvey Road. The proposed L-shaped rear dormer would not result in an unacceptable loss of sunlight or daylight, or be visually overbearing in appearance. The proposal is acceptable in amenity terms.

Overall, the proposed development is considered acceptable in terms of design, character and amenity considerations, 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, as well as according 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.

3. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED 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 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 Development shall be carried out in accordance with the approved details prior to the first use of the balcony/terrace area hereby approved. The 1.8 metre height privacy screen along the boundaries with Nos. 32 and 36 Harvey Road shall be installed prior to first use of the roof terrace, and shall be retained for the lifespan of the development, unless otherwise agreed in writing by the 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.

- 5 Prior to the first occupation of the development hereby approved, the side windows of the roof extension hereby shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor level of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained as such thereafter.

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: 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.