



Officer Report

Application Number:	HGY/2024/1118
Application Type:	Full planning permission
Address:	First Floor Flat, 14 Vallance Road, Hornsey, London, N22 7UB
Proposal:	Loft conversion with rear dormer and side dormer roof extensions and insertion of 2no. side slope rooflights on the main roof to the first floor flat. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	22/04/2024
Applicant:	Samiul Ahsan
Agent:	Michael Serginson

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site is a first floor level self-contained flat in a 2-storey residential building on southeast side of Vallance Road, where the gradient slopes downwards from rear to the front of the property. There is a self-contained flat on the ground floor level. It has a two-storey rear infill projection at the rear that adjoins to No.12. The building directly faces Elgin Road. The rear of the site backs onto The Lake at Alexandra Palace. The surrounding area is predominantly residential in nature, characterised by long terraces of dwelling houses.

The property is within the Vallance Road conservation area but is not within the curtilage of a listed building. The property is not located within Haringey's Family Housing Protection Zone or within the Article 4 Direction Area restricting the conversions of houses from C3 to C4.

2. THE PROPOSAL

The proposal is for a loft conversion in order to extend the first floor flat, providing it with one additional bedroom. The proposal includes the erection of rear and side dormer roof extensions.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Ground Floor Flat, 14 Vallance Road

HGY/2024/1133 – Erection of a single storey ground floor rear extension with internal alterations. Pending decision.

14 Vallance Road

HGY/2023/3287 – Conversion of a single dwellinghouse to 3no. self-contained flats (1 x 1-bedroom, 1 person) (2 x 2-bedroom, 4 person). Erection of a single storey rear extension, a rear dormer with a flat roof, internal alterations, and associated bicycle storage and bin storage. Refused on 02/2/2024.

PRE/2023/0151 – Meeting on 05/09/2023

4. CONSULTATION RESPONSES

Local amenity groups

The following local groups/societies made representations:

Muswell Hill and Fortis Green Association

Dormer is a discordant feature

Dormer would make a negative contribution to the appearance and character of the conservation area

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 **5**

Objecting **5**

Support **0**

Neither **0**

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

- Increased intensity of use
- Proposed roof dormer out step with conservation area principles and existing properties on the street
- Building would cause substantial noise for many months
- Constant construction in the area in the last 2-3 years
- Converting to 2 flats would cause long term disturbance
- Inadequate bin supply
- Parking in the area is already squeezed
- Out of character
- Overdevelopment for a property of this size in the conservation area
- Concerns about previous application (HGY/2023/3287) are not addressed
- Noise transmission between adjoining properties, where living accommodation adjoins a bedroom, it is not tolerable
- Rear dormer should be refused if the objections of the design of the dormer from the previous application have not been addressed
- The bulk and scale of the roof extension in relation to the property size is detrimental to the visual amenity of the area
- The roof extension would detract from the importance character of the conservation area
- Poor quality of living accommodation
- Overbearing and unneighbourly
- Roof extension would affect parapet wall between No.14 and 16
- Foundations are shallow and the area is prone to subsidence.
- Building materials do not match original building materials.

Officer response: Our records show that the overall building has been used as 2no. flats on and before 1993 when Council Tax was introduced, and also has an HMO license that expires in 2026. The proposed development would provide an 1no. additional bedroom in the loft conversion adding another floor to the first floor flat, and the proposal under reference HGY/2024/1133 would provide 1no. additional bedroom for the ground floor flat. Although there are concerns of overcrowding, noise level increases, and increased intensity, the increase in capacity would not be materially different to the neighbouring properties that have extended to provide additional bedrooms that have increased the total number of bedrooms to 6 in some cases. Each flat at the site benefits from an adequate supply of bins. Extending each flat to provide 1 additional bedroom would not necessitate an increase in bin storage. Although concerns have been raised that there are 6no. bins on the site, two of these bins belong to No.12.

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.

The proposed roof extensions would be to the rear and side of the property. The rear dormer would be 1.90m wide and be 2.36m deep. The overall height of the proposed rear dormer roof addition would be 2.43m, lower than the roof ridge by 0.2m. The side dormer would be 2.5m wide and 3.37m. The overall height of the proposed side dormer roof addition would be 2.02m, lower than the roof ridge by 0.28m.

It would be finished in materials that match those of the existing dwelling. The roof extension would accommodate 1no. of bedroom within the subject flat. It is observed that neighbouring properties, such as Nos.2, 4, 8, 12, 20, 22, and 24, have similar roof extensions.

Since the previous application that was refused, the current proposal has made improvements to the proposal by ensuring that the character of the original is retained, in regard to the Dutch Gable roof appearance and overhanging. The bulk, scale, and amount of glazing in the proposed roof extension is considered modest and appropriate. The side dormer is designed in such a way that the window in the side elevation aligns with the window below which assists in maintaining the architectural integrity of the side elevation taken as a whole. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

Impact on the character and appearance of the conservation area

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The significance of the conservation area as a heritage asset lies more in the consistency and uniformity of these closely spaced detached, semi-detached properties and linked terraces. As such the fronts to these properties contribute more to the significance of the conservation area as a heritage asset, while the rears have a more neutral effect.

Side dormer

The side dormer is stepped back significantly from the front elevation and the most prominent chimney. It would feature a hipped roof, which would soften the appearance of the dormer in relation to the site and neighbouring properties and would be similar in appearance to the main roof at the rear, adopting a similar pitch. The materials would comprise clay tiled roof, hung clay tiled walls, and a timber-framed window that are in-keeping with the host building. This roof addition appears moderate in size and subordinate so that it does not detract from the appearance of the main roof.

Rear dormer

The rear dormer would feature a gable roof that would complement the hipped roof feature at the rear. The materials would comprise of a clay tiled roof, hung clay tiled walls, and a timber-framed window to ensure that the design of the roof is in-keeping with the host building and conservation area. This roof addition appears moderate in size and subordinate so that it does not detract from the appearance of the main roof.

Overall, the proposed roof extension has been revised since the previously refused application under HGY/2023/3287. The roof additions are moderate in bulk and scale and their appearances do not detract from the appearance of the main roof. The dormers adopt the features of the Dutch Gable roof into its appearance to ensure that they complement the appearance of the main roof. The proposal is therefore acceptable in terms of its impact on the character and appearance of the conservation area.

The subject property is within the Vallance Road Conservation Area and the Conservation Area Appraisal has identified that the subject property to be within terraces or groups of buildings which are significant due to their unbroken roofline and hold substantial heritage value. Given the number of existing roof extensions within the terrace, the roof extension here would not appear out of keeping or cause harm to the appearance of the building or the wider surroundings. The rear elevation of this building is not openly visible.

As such, the proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms.

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.

The scale and massing of the proposed roof extension are considered modest and would not result in a material loss of sunlight or daylight, or have an overbearing appearance to Nos.12 and 16. There would not a be material loss of privacy to Nos.12 and 16. The proposal is acceptable in amenity terms.

Concerns have been raised about the noise transfer between the living accommodation and bedrooms of the flats at the site and adjoining properties. The loft conversion would be no different to the loft conversions in the surrounding area and so the transfer of noise would be neutral. The proposal is acceptable in amenity terms in relation to noise.

The proposed alterations would introduce additional glazing at roof level, however there would be no significant increase in the extent of overlooking over and above the extant situation. Due to the small size of the rear dormer, and considering that the side dormer would serve a staircase, there will be no additional overlooking. Due to the positioning of the proposed rooflights and the separation distance, there would also be no additional overlooking towards Nos. 12 and 16.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord 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, 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: 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: 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.