



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2024/0621</b>                                                    |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                  |
| <b>Address:</b>            | 28 Grand Avenue, Hornsey, London, N10 3BB                               |
| <b>Proposal:</b>           | Replacement of existing rear dormer with enlarged zinc clad rear dormer |
| <b>Case Officer:</b>       | Emily Whittredge                                                        |
| <b>Valid Date:</b>         | 16/04/2024                                                              |
| <b>Applicant:</b>          | Pearson                                                                 |
| <b>Agent:</b>              | Paul Lofthouse                                                          |

## **RECOMMENDATION**

**Approve with Conditions**

### **1. SITE DESCRIPTION**

The application relates to a two storey mid-terrace dwellinghouse on the south side of Grand Avenue. The site is located in the Muswell Hill Conservation Area, and does not fall within the curtilage of a listed building. The property has previously been extended at roof level with a small rear dormer, similar to a number of others within the terrace and the wider area.

### **2. THE PROPOSAL**

The application seeks to replace the existing 2m wide 1.8m tall dormer with a larger dormer 3.2m wide and 2m tall. The dormer would be offset within the roof slope, clad in matte zinc and would have a single metal-framed rear window.

### **3. RELEVANT PLANNING AND ENFORCEMENT HISTORY**

HGY/2008/0262,  
Proposal: Erection of rear dormer window, insertion of rooflights to front/rear elevations and creation of lightwell to front elevation to provide single residential dwelling.,  
Decision Date: 25 March 2008  
Decision: Approve with Conditions

HGY/2001/1288,  
Proposal: Certificate of Lawfull Development for alteration to the rear elevation.,  
Decision Date: 22 October 2001  
Decision: Permitted Development

HGY/2022/2106,

Proposal: Demolition of existing rear extension and erection of a single storey rear extension, replacement of external staircase to rear garden with rear balcony, and associated external alterations.,

Decision Date: 24 October 2022

Decision: Approve with Conditions

#### **4. CONSULTATION RESPONSES**

Internal & External Consultees

None

Local amenity groups

No local groups/societies made representations.

Neighbour Consultation

No representations were received from neighbours in response to notification and publicity of the application.

#### **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.

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 proposed dormer window would be to the rear of the property. It would be offset within the roof and would cover less than half its width. The enlargement would be set back from all of the roof margins. It is observed that neighbouring properties have roof extensions of a similar scale and siting. The dormer window would enlarge an existing bedroom within the subject building.

It does not seek to replicate the existing materials of the host property, but rather seeks to extend the property in a contemporary fashion using zinc cladding in a matte finish to match the existing roof finish, and a traditional-style metal framed window. As such, the proposal respects the architectural character of the terrace while adopting contemporary materials.

The scale, design and amount of glazing in the proposed roof extension are considered proportionate and appropriate. The dormer window largely aligns with the windows below, which assists in maintaining the architectural integrity of the rear elevation taken as a whole. As such, the proposal is considered sensitive to the design, character and appearance of this property.

Whilst it may be possible to view the proposal from Marwood Square to the rear, the proposal reflects high quality design and is acceptable. Therefore, the local character and visual amenity of the Muswell Hill Conservation Area would be protected.

Given the number of similar roof extensions within the terrace, the enlarged dormer here would not cause harm to the appearance of the building or the wider surroundings. The rear elevation of the terrace building is not openly visible from public vantage points.

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 proposed dormer window would be fully contained within the footprint of the building and would therefore not result in a material loss of sunlight or daylight, or have an overbearing appearance to neighbouring properties. The proposed alterations would introduce a larger window at roof level, however there would be no significant increase in the extent of overlooking over and above the extant situation. There would not be a material loss of privacy to sites adjoining to the side or rear. The proposal is acceptable in 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 SP12 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, 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 conservation area consistent with Policy D3 of the London Plan 2021, Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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: 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.