



Officer Report

Application Number:	HGY/2024/0766
Application Type:	Full planning permission
Address:	Flat B, 129 Granville Road, Wood Green, London, N22 5LS
Proposal:	An outrigger roof extension and addition of small terrace (amended).
Case Officer:	Josh Parker
Valid Date:	19/03/2024
Applicant:	Natalie Ibbott
Agent:	Ms Sowji Chintalapati

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application property is a two-storey terraced property located on the northern side of Granville Road. It is located in a terrace of other residential properties, many of which have been extended and altered including front roof slope alterations. Proposal relates to first floor flat. The surrounding area is wholly residential in character.

The property is not located within a Conservation Area and does not fall within the curtilage of a listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:
An outrigger roof extension.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.
HGY/2023/2630 - An outrigger roof extension to include balcony refused 2nd October 2023.

Refusal reason: The proposed outrigger extension in combination with the roof terrace and screening would be a visually prominent bulky and incongruous addition to the rear of the building, uncharacteristically large within the context of the roofscape to this terrace of houses, as such harmful to the character and appearance of the area as well as the visual and residential amenity of neighbouring occupiers

CONSULTATION

No consultation was sought nor received.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:1

Support:0

Objections summarised:

- Overlooking from the removal of the flat pitched roof at the end of the outrigger;
- Lack of head height;
- Juliette balcony half exposed is a less desirable design.

Officer notes: Pitched roof remains, there was error in the initial drawings which has been amended. Other points noted, see design discussion.

Non-planning considerations:

- Lack of consultation with neighbours;
- Site title restrictive covenant for further works.

Officer notes: The consultation period allows for all parties to be notified, although we encourage neighbours to communicate all future development, it is not necessary. All covenants are a civil matter and are not considered as part of a planning decision.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity;

Design and appearance:

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.

Although there are not any examples in the immediate area of a rear dormer extension over an outrigger the proposed works are confined to above the outrigger creating a small bedroom accessed exclusively off the central stairs. The proposed roof modifications respect all main roof slopes and edges and modestly protrudes into the outrigger. The 2023 permission that was refused mentioned above has had reductions so that the addition is much more modest, the small terrace has a small area similar to that of a Juliette balcony opposed to occupying the entire outrigger. As such, the addition appears subordinate to the host building.

Objections suggest the hip would be removed at the toe of the roof however this has been added back and the remaining roof slope would be relatively untouched. Additionally, the half Juliette balcony has been questioned and the quality of the design however this offers the occupants

airflow and amenity a small amount of amenity space. This is a small opening in the scheme of the design and typical for something of this nature. The comments question the roof height for the dormer works however the upper floor flat would meet all London Plan requirements for headspace.

The materials would consist of yellow stock dark zinc seamed cladding and complementary contemporary materials which is suitable for something this size and siting.

The development would not be visible from public advantage points, would be subordinate to the host building and sympathetic on the area and therefore is considered to be of acceptable design, form and appearance for this site.

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 application property is situated in a relatively confined space with other residential properties, including those to either side, below and to the rear. The existing outrigger to 129 Granville Road and the siting of properties in rear and adjoining give a particularly close relationship with the eastern property.

127 Granville Road – Because of the siting behind the ridgeline and the extension protruding moderately beyond the parapet the extension would not have an unacceptable impact on obstructing light to the rooflights.

129 Granville Road (ground floor flat) – The proposed rear dormer would be sited directly above the ground floor flat. The dormer and the rear opening would retain sufficient separation from the rear of the outrigger to avoid unacceptable overlooking into the rear garden of the lower ground flat.

131 Granville Road - The proposed dormer would occupy an elevated position on top of the existing outrigger. Although, it is accepted there would be an impact on the ground floor windows of No. 131 it should be noted that they are already sited in a shaded area located between two 2 storey outriggers where the lighting is already heavily hindered and therefore would not warrant the reason for refusal for shading alone. The first floor has two windows facing west and one facing north on the rear of the host building however due to the modest depth, setbacks and proportions of the outrigger or dormer extension the impact on these windows would be acceptable. The previous 2023 application mentioned above was larger and with a roof terrace and screening that would occupy the entire outrigger. The revised scheme would appear less bulky by minimising the terrace area/screening by setting in well in from all edges making the bulk and impact on the eastern neighbour acceptable.

New Road Occupants

Because of the setback, properties to the rear of the subject site would not be materially affected when considering effects on light, bulk, sense of enclosure.

All works proposed meet 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 and would not cause undue harm on the area. 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.

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.

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.

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.