

Officer Report

Application Number:	HGY/2024/0205
Application Type:	Full planning permission
Address:	Flat C, 63 Middle Lane, Hornsey, London, N8 8PE
Proposal:	Roof extension to second floor flat
Case Officer:	Eunice Huang
Valid Date:	18/06/2024
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Applicant:	MR gareth stokes
Agent:	Mr gareth stokes

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

No consultation responses were received.

2. LOCAL REPRESENTATIONS

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 5
Objecting: 5

The following comments were raised in the representations received:

- Object to roof terrace due to noise disturbance and overlooking
- Roof terrace would be overbearing and out of character with surrounding properties

3. REASONS FOR GRANTING PERMISSION

This is an application for the formation of a hip-to-gable loft conversion to the upper floor flat of a terrace house.

The application site is a three storey mid-terrace house. Houses in the terrace are arranged in pairs, with the appearance of a semi-detached house, although they are linked by two storey side wings. The building has been divided into three flats; one each level. The proposed development relates to the Flat C, on the second floor level. The site is located on the western side of Middle Lane, and forms a pair with the south-adjointing house at No. 61

Middle Lane. The site is located in a residential area. It is not within a conservation area nor in the vicinity of a listed building.

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

- HGY/2022/0964 – Planning permission granted for single storey rear and side extension.
- HGY/2021/1100 - Planning permission granted for rear and side ground floor extension. Relocation of front door from communal entrance.

The proposal, as amended, is for a hip-to-gable roof extension, facilitating a loft level. The hip-to-gable extension would be a side extension to the roof, altering the appearance of the house from the street. The roof extension would follow the existing ridge height, and it would be composed of slate tiles. The proposal has been amended to remove the proposed roof terrace, and revise the rear dormer so that it is set in from the sides and the eaves of the existing roof plane.

This gable conversion would be consistent with that of the neighbouring semi-detached dwelling at No. 59 Middle Lane. The neighbouring hip-to-gable extension was constructed with a Certificate of Lawfulness issued in 2015, pursuant to the requirements of Class B of The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1 (GPDO 2015). Noting the existing presence of the extension at No. 59, and the provisions of the GPDO 2015, the proposed side roof extension would be acceptable within the street scene.

The internal dimensions of the dormer measure 5.82m width by 4m depth. The dormer addition would join the existing ridge height of the dwelling; and would not protrude above it. The new gable and dormer would be set in from the existing eaves in a similar formation to No. 59. The dormer is also set in from the party wall to the south. The roof additions would thus appear subservient to the existing building bulk. The additions are compatible with established development within the terrace along Middle Lane.

Three rooflights are proposed on the front roof plane, which are symmetrically sited and compatible with the appearance of the existing house.

The proposed development, due to its siting, would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The proposed rear dormer and front rooflights would cause no more of an impact than similar works that have been undertaken under permitted development in neighbouring properties. The proposal is considered acceptable in terms of neighbouring amenity.

In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties, including neighbouring loft-level windows. The proposed loft-level rear glazing with handrail therefore would not have a material adverse overlooking impact in this context. The proposal for a roof terrace has been deleted from this application. A new side window is proposed on the second floor level, to the bathroom. This does not provide direct views to adjoining property windows, and is acceptable.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 2017, and Policy 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

4. RECOMMENDATION

GRANT PLANNING PERMISSION 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.

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.