

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: HGY/2011/1394

Ward: Highgate

Date received: 29/07/2011

Last amended date: 04/11/2011

Drawing number of plans: D_11_8CAU_001 rev E

Address: 8 Causton Road N6 5ES

Proposal: Erection of rear dormer and insertion of 3 x rooflights to front roofslope (householder application)

Existing Use: Residential

Proposed Use: Residential

Applicant: Mr Mark Lattimer

Ownership: Private

PLANNING DESIGNATIONS

Road Network: B Road
Conservation Area

Officer contact: Jill Warren

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located on the north side of Causton Road, N6. It is a three storey semi detached house. It is of brick with white timber painted windows. It lies close to Archway Road but backs onto the side of the gardens to the rear of Cholmeley Park.

The site is located in the Highgate Conservation Area.

PLANNING HISTORY

OLD/1987/0210 Conversion of ground floor to self-contained flat. GTD 26-06-87

DETAILS OF PROPOSAL

The proposal is for the erection of rear a dormer and the insertion of 3 x rooflights to front roofslope. The proposed roof extension will provide additional bedrooms in the loft area.

CONSULTATION

Ward Councillors
Haringey Conservation Officer
Highgate CAAC
The Highgate Society
A, B, C, D, 203; A, B, C, D, 205; 1, 2, 3, 4, 5207; 197;199; Archway Road, N6
1; 1,2,3 2; 2; A, B, 4; 5;6;7; 8A, Gingerbread Cottage 9, 1, 2, 3, 4 10; 12; 14; 1-4 16; 15;
15A Causton Road, N6

RESPONSES

15A Cholmeley Park

No objection to a standard small dormer, traditionally about 1200mm wide, I would object strongly to a long dormer.

Highgate CAAC.

Object to this application. The rear dormer is too big and the large window with its Juliet balcony will cause overlooking and loss of privacy to neighbouring properties. The front elevation velux windows will not enhance the Conservation Area.

The Highgate Society

The Highgate Society has several concerns with the proposals:

1. The three proposed velux windows on the roof facing the street would be visible from the pavement and have an impact on the Conservation Area. It is unclear what type of velux window is proposed, and whether these would be mounted so as to be nearly flush with the surrounding roof tiles.
2. The proposed rear dormer is of a scale that has precedence on adjacent properties. However the large size overwhelms the rear roof and is generally out of proportion with the rear elevation.
3. The rear dormer has potential overlooking issues and neighbour's views should be sought in this regard.

RELEVANT PLANNING POLICY

National Planning Policy

Town and Country Planning Act 1990

Planning Policy Statement 15: Planning for the Historic Environment

Haringey Unitary Development Plan (2006)

UD3- General Principles

UD4- Quality Design

CSV1 Development in Conservation Areas

CSV5 Alterations and Extensions in Conservation Areas

Supplementary Planning Document

Housing SPD. 2008

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for the erection of a rear dormer window and the insertion of three rooflights to the front elevation. The proposed dormer window will provide additional bedrooms in the loft area. The application site lies within the Highgate Conservation Area; therefore the proposal should preserve the existing character and appearance of the area.

The proposed dormer window has been amended and reduced in size by about 20%. The proposal has been amended because initially it was considered that the dormer window was too large. The width of the dormer window has been amended to have a width of approximately 3.3 metres and height of 2.18 metres.

Policy UD4 relates to the overall design and scale of the development in regard to the site and the surrounding area. Policy UD3 relates to the impact of a development on the amenity of neighbouring properties and the locality generally. SPG1a states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character.

The Haringey Housing SPD has policy regarding extensions – that they should be subordinate to the original property and not overbalance the house or terrace.

Extensions

Dormer windows should be subordinate to the roof, being small enough to preserve the dominance of the main pitch and its silhouette and be in keeping with the character size and scale of the building as a whole. Dormers should be set well within the slope of the roof away from the eaves and ridge; the flanks should be set well in from any gables or party walls

The proposal is to extend the house to the roof, giving the rear roofslope a dormer extension. The dormer would have a flat roof and window along with full height glazed doors with Juliet balcony. It is not considered that the proposed dormer window would give rise to overlooking and loss of privacy as the Juliet balcony will be flush with the face of the dormer window, therefore no persons could stand out on a raised platform.

The dormer is to be set on the rear roofslope; the external enlargement scale of the proposal is not considered a significant size and is subordinate to the rear roof slope of the roof.

Furthermore, there is reasonable distance between the proposed roof extension and the properties to the rear as the dormer faces onto the side of the gardens of Cholmeley Park, so that the impact of overlooking and therefore effect upon privacy to the rear will not be significant.

The scale of the proposed extension is considered to be subordinate to the house, it does not overbalance nor dominate the existing features, respects the architectural unity of the terrace and with the proposed balcony will have a no detrimental impact upon the amenity of current and future occupiers of adjoining properties. It is therefore considered that the proposal is in line with to planning policies: UD3 and UD4 in the Haringey UDP (2006) and with the Haringey SPG on Design Guidance (2006) and Housing SPD (2008).

There is no objection to the proposed rooflights on the front elevation as they will be flush to the main rooflight and do not materially alter the shape of the dwelling house.

CONCLUSION

To conclude, the proposal for the erection of rear dormer window and rooflights to the front elevation is acceptable. The proposal should be approved on the grounds that the dormer window now amended does not dominant the main pitch of the roof and is in keeping with the character and appearance of the property and of the area as a whole. The proposal will not adversely affect the privacy and amenities of any surrounding property. As such the proposal complies with Policies UD3 General Principles, UD4 Quality Design, CSV5 Alterations and Extensions in Conservation Areas and SPG1a Design Guidance of the Haringey Unitary Development Plan.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2011/1394

Applicant's drawing No.(s) D_11_8CAU_001 rev E

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

REASONS FOR APPROVAL

The proposal is approved as the scale of the proposed dormer extension is subordinate in scale and will not dominate the roof slope of this pair of properties and will not have a detrimental impact on the privacy and amenities of adjoining and neighbouring properties. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design' and CSV5 'Alteration and Extensions in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology' and the Council's 'Housing' Supplementary Planning Document 2008.