



Officer Report

Application Number:	HGY/2024/0679
Application Type:	Householder planning permission
Address:	21 Thirlmere Road, Hornsey, London, N10 2DL
Proposal:	Proposed rear dormer roof extension to the main roof, and the erection of a single storey lean-to side extension. Proposed velux roof light to front roof slope and change of ground floor rear window to a door.
Case Officer:	Ben Coffie
Valid Date:	12/03/2024
Applicant:	Thomas & Emma Chivers
Agent:	Mr Jamie Whelan

RECOMMENDATION

Approve with Conditions

Site Description

The application is to a two storey property on the on the west side of Thirlmere Road. The property is located within a uniform terrace characterised by front bay windows mostly brick or render finish and two storey rear outriggers to their rear.

The site falls within Muswell Hill Conservation Area however is not designated as a listed building.

Proposed development

Planning permission is sought for the proposed rear dormer roof extension to the main roof, and the erection of a single storey lean-to side extension. Proposed velux roof light to front roof slope and change of the rear elevation ground floor window to a door.

Relevant Planning and Enforcement History

Planning History

HGY/2023/0583 - Certificate of Lawfulness granted for the amalgamation of two flats back into single dwelling does not constitute development.

Neighbour Consultations

There were neighbours consulted on this case however no representation was made during the course of the consultation period.

Design and Impact on the Conservation Area and Locally Listed Building

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 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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment. 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.

It is established that a number of properties have undergone modifications and enlargements at their rear however are not highly visible, particularly the application site as it is a mid terrace dwelling. Notwithstanding Officers would expect that any proposal should be of high quality and should respect the existing character of the conservation area.

Single storey side infill extension

The proposed side extension would directly abut the boundary with No. 19 and would extend approximately 8.4m in distance along its length with a width of 1.4m. The extension will have a slopping roof form, its height will measure 3.3m and 2.5m at eaves.

As a single storey structure and relative to the height of the outrigger and rear elevation and extent of the rear garden remaining, such an extension would be a subservient feature. Mindful that the ground floor level to the current outrigger and the proposed extension here, sit at a lower ground floor level relative to the main part of the house, such an extension will be a subservient feature.

Roof extension

The proposed roof extension would be to the rear roof slope of the property. It would be 4.9m wide and be 2.44m deep. The overall height of the proposed roof addition would be 2.2m.

It does not seek to replicate the existing materials of the host property, but rather seeks to extend the property in a contemporary fashion, incorporating dark grey metal standing-seam for its external finish. The roof extension would accommodate 1no. of bedroom within the subject dwelling.

The terrace has a number of properties which have undergone similar roof enlargement, notably numbers 15, 13, 5 and 1 Thirlmere Road. The bulk, scale, and amount of glazing in the proposed

roof extension is considered appropriate. The dormer is designed in such a way that it sits proportionately within the rear roof slope and in high quality materials which will respect the pattern of development in the immediate context and the established character and appearance of the conservation area. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

Taking into account the planning history of the terrace, and the appearance of the existing dormers, overall, the proposal is considered to preserve the character and appearance of the conservation area, and would preserve the special interest of the locally listed building. As such, the development is acceptable with regards to design and heritage considerations.

Rooflight

One rooflight is proposed to be installed in the from roofslope of the dwelling. This considered acceptable and would not result in any visual impacts or harm the existing character and appearance of the host dwelling.

As such, the proposal would comply with Policies DM1, 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. 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 the amenity of neighbouring residents.

Roof extension

The proposed dormer would be contained within the footprint of the principal building and would not give rise to greater overlooking of neighbouring properties than the existing windows, nor would it result in any loss of light or sunlight. As such, the proposal is acceptable in amenity terms. Equally the proposed rooflight would not materially impact the amenity of occupiers of neighbouring dwellings.

Single storey side infill extension

The extension when measured from the neighbouring ground level at No.19 will be 2.7m in height. Such a height is considered acceptable irrespective of the long depth of the extension. The infill extension would not extend beyond the existing building and is sufficiently low on the boundary and would not give rise to loss of light or outlook and an increased sense of enclosure.

Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the conservation area, and would not result in an unacceptable impact on the amenities of neighbouring occupants.

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

8. RECOMMENDATION

Grant permission subject to condition(s):

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 precisely in colour, size, shape and texture those of the existing building.

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.

- 4 The proposed roof extension hereby approved shall be finished in accordance with material detailed in drawing no. 040_250_P2 unless otherwise agreed in writing by the Local Planning Authority.

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.

- 5 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane on which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory standard of development, to preserve the character and appearance of the conservation area, in accordance with policy SP12 of the Haringey Local Plan 2017 and policy DM9 of the Haringey 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: 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.