



Officer Report

Application Number:	HGY/2024/1678
Application Type:	Householder planning permission
Address:	37 Alexandra Gardens, Hornsey, London, N10 3RN
Proposal:	Single storey ground floor rear extension, rear mansard loft roof extension and front dormer.
Case Officer:	Nathan Keyte
Valid Date:	14/06/2024
Applicant:	Mr & Mrs Judah
Agent:	Mr Tim Palmer

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a 2 storey semi detached building with rear dormer and two storey rear return in use as a dwellinghouse.

The site does not fall within a conservation area, nor is the building a listed building.

2. THE PROPOSAL

It is proposed to provide a front dormer, a roof extension on the rear return, and provide a single storey rear infill extension.

The proposed dormer on the rear return will have an approximate height of 2.4m a width of 3.4m and a length of 3.4m. It will have a height of approximately 200mm above the existing ridge of the property, though remains set down from the existing rear dormer parapet wall by 100mm.

The rear infill extension will have a width of 1.9m, a depth of 3.7m and a height of 3.1m.

The front dormer will have a depth of 1.4m, a height of 1.9m and a width of 2.7m.

3. REPRESENTATIONS

The application has been publicised by the way of letters. No representations were received.

4. 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.

With regard to the proposed rear ground infill extension, there is a similar extension noted in the adjoining property at no. 39 Alexandra Gardens, and where the extension will not project beyond the rear of the host building.

With regard to the extension proposed to the rear return, while L-shaped dormer extensions and not a common form in the area (though one is noted at no. 17 Alexandra Gardens), there is a variety of roof forms in the area. While the rear roof extension will sit marginally above the ridge of the existing dormer by approximately 200mm to accommodate modern insulation requirements, it will sit below the existing southern side parapet roof. This, in combination with the existing stepped height of the terrace, and rear dormer extension being set back from the road, will reduce the visibility of the increase in height.

With regard to the proposed front dormer, again while observed not to be a common feature in the street. Notwithstanding this, the dormer will be similar in scale to that at no. 39, and will provide some balance to the pair of buildings to which the subject site forms, as opposed to an instance where a front dormer proposed to be introduced elsewhere in the street.

While it is acknowledged that the proposed dormers will be noticeable – considering the points above and the site not being within a conservation area, in this particular case, the proposed roof rear extension will be acceptable.

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 rear dormer will be setback from site boundaries and where no side facing windows are proposed, and where the dormer will not infringe a 45 degree line in plan view with the upper floor windows of the adjoining property at no. 35 Alexandra Palace Gardens, which is noted to be located at a lower ground level to the subject site. While there will be some increase in dominance by the introduction of the rear dormer, considering the existing built form, this is not considered to result in adverse impacts material to the amenity of no. 35 Alexandra Palace Gardens. As such, the dormer is considered to be acceptable in relation to neighbour amenity in line with the policy outlined above.

With regard to the rear ground floor rear infill extension proposed, this will infill a section of land adjoining a similar extension at the adjoining property at no. 39 Alexandra Gardens (planning permission ref. HGY/2009/1560), which is located at a higher ground level than the subject site, and will not result in impacts upon neighbouring amenity.

With regard to the front dormer proposed, this will be located within the existing roof footprint with no side facing windows and will not lead to impacts on neighbouring amenity.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, 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.

5. CIL APPLICABLE

The proposed extensions will not exceed an additional 100 sqm.

6. RECOMMENDATION

GRANT 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building except where otherwise indicated on the approved plans.

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 No part of the ground floor rear extension hereby granted shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy DM1 of The 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.