



Officer Report

Application Number: HGY/2024/1843
Application Type: Householder planning permission
Address: First Floor Flat, 46 Seymour Road, Hornsey, London, N8 0BE
Proposal: Loft conversion with the replacement of 2no. front slope rooflights with 2 no. replacement front slope rooflights, to facilitate creation of an additional 1 bedroom.
Case Officer: Daniel Boama
Valid Date: 03/07/2024
Applicant: Mr Zhao Tian
Agent: Mr Manaf Abdulghani

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a self-contained flat on the first and loft floor levels in a two storey terraced residential building on the south side of Seymour Road. The site does not fall within a conservation area nor is it within the curtilage of a listed building.

2. THE PROPOSAL

The proposal is for a loft conversion with the replacement of 2no. front slope rooflights with 2 no. replacement front slope rooflights, to facilitate creation of an additional 1 bedroom.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2022/4254 - Erection of proposed rear dormer over existing outrigger, installation of 3no front sloping roof lights (AMENDED DESCRIPTION). Granted permission on 24/4/2023.

HGY/2012/1501 - Certificate of Lawfulness for use of property as 2 self-contained flats. Granted permission on 10/9/2012.

4. CONSULTATION RESPONSES

Neighbour Consultation

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

No of individual responses **0**

5. 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.

The proposed rooflights would be to the front of the property. It would be 0.15m beyond the plane of the slope of the main roof when measured from the perpendicular with the external surface of the main roof. It would not result in the highest part of the rooflight being higher than the ridge of the roof. The rooflight can typically be inserted under 'permitted development rights', but in the case here such rights do not extend to a flat.

The roof conversion would accommodate 1no. of bedroom within the subject flat. It is observed that neighbouring properties, such as No.62, have similar roof rooflights.

The bulk, scale, and amount of glazing in the proposed rooflights would not result in an unacceptable cluttering of the front roof plane. The rooflights are designed in such a way that the windows do not dominate the appearance of the front roof slope and assists in maintaining the architectural integrity of the front roof slope. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

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 scale and massing of the proposed rooflights are considered modest and would not result in a material loss of outlook or light to Nos. 47 and 49 Seymour Road, and due to the positioning of the proposed roof lights and the separation distance, there would also be no material worsening of privacy conditions for neighbouring occupants. The proposal is acceptable in amenity terms.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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: 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.

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.