

Officer Report

Application Number:	HGY/2024/2942
Application Type:	Full planning permission
Address:	First Floor Flat, 108 Mattison Road, Hornsey, London, N4 1BE
Proposal:	Erection of extension to existing rear dormer width, replacement of the external rear façade with timber cladding, replacement of existing patio doors with double glazed units and modification and replacement of existing roof lights with the reduction of 6 rooflights to 5.
Case Officer:	Alicia Croskery
Valid Date:	25/10/2024
Applicant:	4 Miss Elaina Ashton
Agent:	Mrs Kelly Wong

RECOMMENDATION

Approve with Conditions

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Approve with conditions

1. SITE DESCRIPTION

The application site is a three storey terraced dwellinghouse on the northern side of Mattison Road. The site does not fall within a conservation area.

2. PROPOSED DEVELOPMENT

Erection of extension to existing rear dormer width, replacement of the external rear façade with timber cladding, replacement of existing patio doors with double glazed units and modification and replacement of existing roof lights with the reduction of 6 rooflights to 5.

The proposed works also include changes to the internal layout, including the master bedroom, bedroom 1 and master ensuite which will allow for a better layout.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2022/0456 – Lawful development: Existing use – Retention of rear roof terrace. Approve with conditions.

- HGY/2021/1995 – Full planning permission – Erection of single storey wraparound extension. Approve with conditions.
- HGY/2008/0336 – Full planning permission – Raising height of roof of back addition at second floor level, insertion of 3 x rooflights to front elevation and 1 x rooflight to rear elevation.
- HGY/2007/2260 – Full planning permission - Erection of rear dormer window. Refuse.

4. CONSULATATION RESPONSE

Internal & External Consultees

There were no consultees for this planning application.

Neighbour Consultation

The application was advertised by way of letters sent to neighbouring properties. The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses Nil.

Objecting Nil.

Support Nil.

Neither Nil.

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 dormer extension is 2 metres wide and has a depth of 1.2m and infill the remainder of the original pitched roof. The extension is on the shared boundary with 110 Mattison Road.

The proposed rooflights on the front façade and the rear façade will be changing in location slightly with a reduction down to 5 from the previous 6. The rooflights will be moved inline with the internal changes to the second floor.

The proposed scheme will be replacing the existing rendered finish on the extension with a timber cladding which does not seek to replicate the existing materials of the host dwelling but rather extend the property in a contemporary manner, an approach which is acceptable.

Both adjoining properties have extended their dormers to flat roofs, for the entire width of the building.

The proposal is considered proportionate and subordinate to the host building and would not impact the amenity of the site, or adjoining properties, which in turn makes for a better functioning internal layout.

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 dormer extension would match the depth of the roof extensions at 110 and 106 Mattison Road. As such, the depth and height of the extension would not adversely impact the amenity of the adjoining properties.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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 on 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.

- 3 The exterior materials to be used for the development shall be in accordance with the approved plans unless otherwise agreed in writing with the local planning authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 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.