

Application Number:	HGY/2024/2691
Application Type:	Full planning permission
Address:	6 Orchard Road, Hornsey, London, N6 5TR
Proposal:	Insertion of 2 rooflights to front roofslope, single storey rear extension, front railings, erection of rear roof extension and solar array on flat roof of roof extension.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	01/10/2024
Applicant:	4
Agent:	C/O Agent C/O Agent C/O Agent Craig More

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for proposed single storey rear and infill side extension including reconfiguration of internal spaces. Loft conversion with a rear dormer window incorporating solar panels on the flat roof. Insertion of 2 front rooflights. Proposed front railing.

Site and Surroundings

The application site is a two-storey mid terrace house, with a front bay window and sizable rear garden situated on the northern side of Orchard Road, close to the junction with Northwood Road. The surrounding area is wholly residential in character.

The site is located within Highgate conservation area. The property belongs to a group of locally listed buildings.

Relevant Planning and Enforcement history

There is no planning history in relation to the site.

2. Consultation response

2.1 The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer: No further objection raised following revised plans which removes the balcony and installation of angled solar panels.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:2

Objecting:2

Supporting:0

The following local groups/societies made representations:

- Highgate Conservation Area Advisory Committee objects on the grounds that:
 - *the excessive bulk of the proposal lacks precedent.*
 - *It is likely to cause increase in shadow to neighbours' gardens.*
 - *the high-level balcony/ies would cause overlooking and noise impact contrary to the requirements of DM1.*
 - *The rear elevation as seen from the Parkland Walk would be bulky, cumbersome and out of scale for its location, particularly in the winter*

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Objects on the grounds that balcony not in keeping with other extensions on the road and would result in a material loss of privacy to neighbouring properties.
- Concerned that having the building extension so close to their property will reduce light.
- Properties in the road have experienced subsidence in recent years and concerned that this extension will have an adverse effect on the foundations of their house
- Any extension to the garden as the greenery and trees gives us privacy and shade from the Parkland Walk
- Loft extension could result in damage to the party wall between the two houses.

Comments on representations:

- Objector's comments are noted. The proposed balcony has been omitted from the scheme. The overall scale and bulk of the proposed ground floor and rear dormer extensions are considered to be acceptable and similar scale/design to other development along the street. The proposed extension is a sufficient distance away from the rear garden area adjoining Parkland Walk and is screened off by mature trees to the rear. As such the proposed extension would not be readily visible from the rear.

- Matters relating to party walls, subsidence and foundations are not material planning considerations that are covered by legislation separate to the planning system.

4 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, impact on the character and appearance of the conservation area.
2. Impact on neighbouring amenity.

Design, impact on the character and appearance of the conservation area

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, 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.

Following conservation area officer's concerns, the applicant has omitted rear balcony from the scheme. The proposed solar panels are now flush with the flat roof of the rear dormer. The revised plans overcome the concerns raised by the conservation officer.

Proposed rear dormer

The proposed dormer on the main roof would appear as a substantial boxlike structure, extending close to party walls, although marginally set below the ridge. It would take up most of the rear roof slope. Considering the dormer on its own, it is a large bulky addition.

However, a large number of the adjoining properties in the terrace have substantial rear box dormers similar to the one proposed here and they are part of the established appearance of the terrace. Given the presence of these adjoining existing dormers on the main roof along the road and the surrounding roads, the scale and design of the roof addition is not out of place in its local context.

The proposed roof lights proposed to the front roof slope would be modest in size and would not detract from the character of the street scene. A condition shall be imposed that they shall be 'Conservation-style' - flush with the roof plane on which they are installed - in order to preserve the character and appearance of the conservation area.

Single storey wraparound extension

The proposed single storey wraparound rear extension would be 5.0m wide and 1.5m deep adjoining to nos.4 and 8 Orchard Road directly behind the side kitchen and dining area. The rear extension would directly be abutting the boundary with adjoining properties on the shared boundaries. It would have a flat roof with a maximum height of 3.1m. The extension would be finished in materials to match those of the existing dwelling.

The proposal is considered proportionate and subordinate to the host building and would not be out of keeping with development in the locality.

Overall, the proposed development would have an acceptable impact upon the character of the host property and would preserve the character of the conservation area, in accordance with the aforementioned policies.

Patio

The existing and proposed patio height from the natural ground level remain the same. In regard to no.4, the submitted plans detail an existing boundary fence along the side shared boundary which would provide screening. There is also vegetation along the edge of the new patio which abuts the fence towards No.4, therefore the proposal would prevent any potential overlooking towards the attached neighbour. The proposal is acceptable in terms of any potential overlooking towards No.8's rear amenity.

Front Boundary Treatment

Front boundary treatment proposed is considered acceptable. The front boundary as detailed in the submission will consist of 1m high railing above a stock brick plinth with half-round blue brick coping. These details including the height of the railing is judged acceptable by Officers so as to preserve the setting of the conservation area.

Solar Panels

Planning permission is also sought for the installation of solar PV panels onto the flat roof of the rear dormer. The panels have been amended to be installed as flush with the roof and as such would not protrude above the ridge of the main roof of the dwelling. The proposed works amount to an alteration to the building that would result in a very modest increase to the overall volume of the building, on such a scale that it would not be considered to increase

the bulk of the building and would be of very limited visibility. Therefore, the addition of solar panels to the roof is not considered to result in a disproportionate addition.

The position of the solar panels is un-intrusive and not visible from the street scene and would not harm neighbouring amenity

This element of the scheme would bring about benefits by providing a sustainable form of energy.

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 amenity of neighbouring resident.

The rear extension is of modest depth at the boundaries shared with nos. 4 and 8. The proposed rear extension extends beyond rear wall of existing properties at nos. 4 and 8 which lies to the north by only 1.5m with minimal effect on light and outlook. The position of the rear extension and its relationship with the attached neighbours would not result in any significant material loss of light or outlook will not occur. The height and depth of the wraparound rear extension would not adversely impact the amenity of neighbouring properties.

It is considered that the degree of overlooking created by the dormer is not sufficient to warrant a refusal given the current extent of overlooking from first floor windows and dormers within the vicinity.

Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

5 Conclusion

The proposal would be considered acceptable in design terms and would preserve the character and appearance of the conservation area. The scheme would provide an acceptable quality of residential accommodation for future occupiers and would not give rise to unacceptable impact on neighbouring amenity.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. 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.

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

Reason: In order to preserve the character and appearance of the conservation area, in accordance with policy DM9 of the Haringey Development Management Plan 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: 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.