

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department
PO Box 333
222 Upper Street
LONDON N1 1YA

PLANNING SUB- COMMITTEE B		
Date:	29 th November 2016	NON-EXEMPT

Application number	P2016/3319/FUL
Application type	Full planning application
Ward	Hillrise
Listed Building	Not Listed
Conservation Area	Whitehall Park Conservation Area
Licensing Implications Proposal	None
Site Address	First Floor Flat 31 Cressida Road, London N19 3JN
Proposal	Erection of rear roof dormer extensions with replacement roof tiles

Case Officer	Daniel Jeffries
Applicant	Ms Polly Flynn
Agent	As above

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission subject to:

1. the conditions set out in Appendix 1;

2 SITE PLAN (SITE OUTLINED IN BLACK)



3. PHOTOS OF SITE/STREET

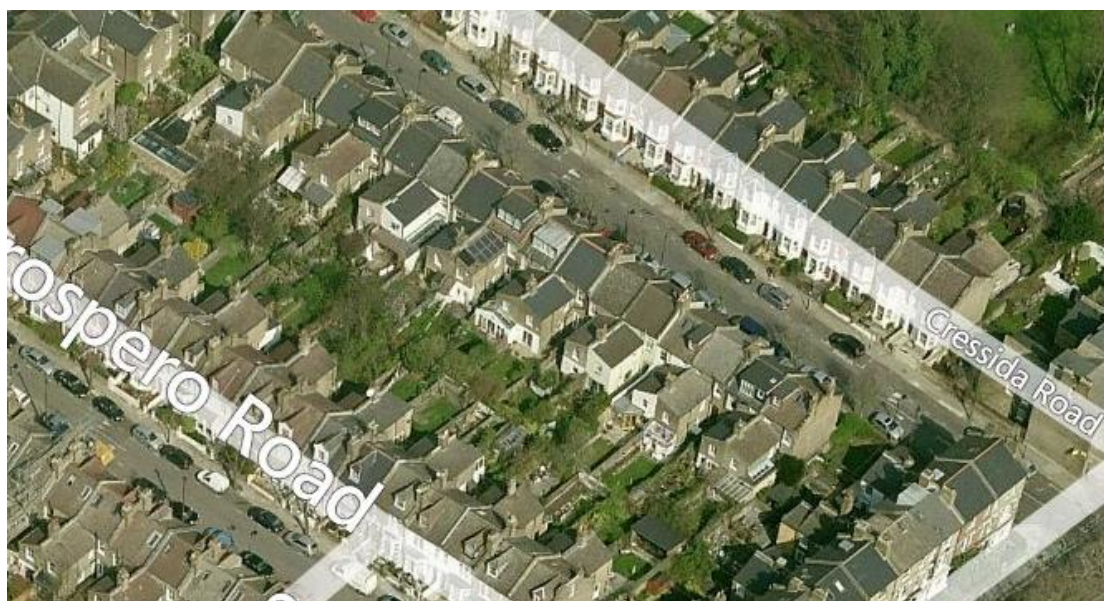


Image 1: Aerial view of site



Image 2: Side of rear roof slope of 31 Cressida Road taken from north



Image 3: Long view of 31 Cressida Road from east from Prospero Road

4 SUMMARY

- 4.1 The application seeks permission for the erection of rear roof dormer extensions with replacement roof tiles.
- 4.2 The principle of the development is considered acceptable with a number of rear roof dormer extensions found on the row of terraced properties along Cressida Road.
- 4.3 The design of the proposal including the rear roof dormer extensions is considered to accord with the general design guidance found within the Islington Urban Design Guide and the Whitehall Park Conservation Area Design Guidelines.
- 4.4 The proposal is considered not to result in any significant amenity issues, in terms any loss of daylight/sunlight, outlook or privacy to neighbouring properties.

5 SITE AND SURROUNDING

- 5.1 The application site consists of a two storey end terraced property, consisting of two residential flats. The building which is located to the west side of Cressida Road is constructed using red brick, incorporating front bay windows, and tiled sloping roofs. The host building is not a Listed Building, however, the site does fall within the Whitehall Park Conservation Area.
- 5.2 The area is predominately residential in character being two storey terraced properties.

6 PROPOSAL (in Detail)

- 6.1 The proposed development seeks planning permission for the construction of rear dormer extensions to the main rear roof slope. The extensions involve two dormer extensions, which have two rear facing windows, with a separation gap between. The dormers would be clad in lead, double glazed sliding sash timber framed windows. As part of the proposal the existing concrete roof tiles would be replaced by traditional slate tiles.

REVISION

- 6.2 Amended plans were received on 23/09/2016 to alter the design, including splitting the originally proposed single dormer into two separate dormer extensions.

7. RELEVANT HISTORY

PLANNING APPLICATIONS:

- 7.1 **None**

ENFORCEMENT:

- 7.2 **None**

PRE-APPLICATION:

- 7.3 **None**

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties on the 12 September 2016 providing residents with opportunity to comment on the proposed scheme. A Site Notice was also displayed to the front of 31 Cressida Road, on 15/09/2016, and a Press Notice displayed in the Islington Gazette on 15/09/2016, giving members of the local community the opportunity to comment on the proposal.
- 8.2 Five letters of objection were received. The issues raised are summarised below (with paragraph numbers stated in brackets stating where the issue is addressed)
- Loss of daylight/sunlight (10.12)
 - Loss of privacy (10.13)

Internal Consultees

- 8.3 **Design & Conservation:** raised no objections to the proposal following the amendments received.

External Consultees

- 8.4 **None**

9 REVELANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

- 9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.
- 9.2 The National Planning Practice Guidance is a material consideration and has been taken into account as part of the assessment of these proposals

Development Plan

- 9.3 The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.4 The relevant SPGs and/or SPDs are listed in Appendix 2.

10 ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:
- Design, Character and Appearance of the Area

- Impact on the Amenity of Neighbouring amenity,

Design, and Impact on the Conservation Area

- 10.2 Policy DM 2.1 of Development Management Policies 2013 requires all new development to be high quality and to contribute to local distinctiveness and character. Specific guidance with respect to rear extensions and alterations to existing roofs is set out within the Islington Urban Design Guide (2006).
- 10.3 The application site forms part of, and is the end property of a row of two storey residential properties fronting onto Cressida Road. Some of this row of properties benefit from existing rear roof extensions.
- 10.4 Section 2.4.3 of the Islington Urban Design Guide 2006 states that in assessment of rear roof extensions there are a number of things to consider, being the *'number of existing roof extensions, and the extent to which the unity / consistency of the roofline has already been compromised.*
- *The length of the terrace;*
 - *The age of the extensions;*
 - *Listed buildings and terraces within conservation areas will also be respectively subject to the detailed individual consideration of the listed building issues and Conservation Area Design Guidelines'.*
- 10.5 In addition to the Islington Urban Design Guide the application site falls within the Whitehall Park Conservation Area. Paragraph 7.17 of the Conservation Area Design Guidelines for this area has special roof policies. These roof policies that should be applied are as follows:
- on properties with exposed pitched roofs, new or enlarged windows either flush, projecting or recessed will not normally be permitted on the front or side slopes;*
 - on properties with front parapets, roof extensions and associated party wall alterations will not normally be permitted which are visible from the street or other public areas, including long views from side streets;*
 - consent will not normally be granted for demolition or removal of chimney stacks or pots which are visible from the street or other public areas;*
 - permission will not normally be given to replace traditional roof materials such as Welsh or Westmoreland slate with artificial materials;*
 - roof lights will only be allowed where they are not visible from the street;*
 - the Council is opposed to the erection of plant rooms, air conditioning units and other services including water tanks and radio or satellite equipment at roof level where this can be seen from street level or public space, including long views from side streets'.*
- 10.6 There are a number of approved rear roof extensions along this terrace of residential properties, to the south west of Cressida Road. The most recent of which is at no. 1 (ref. P2012/0620/FUL), however, similar approved rear dormer extensions exist at 15 (ref. 950696), 17 (ref. P062271), 21 (ref. P110567) and 25 (ref. P072875).
- 10.7 The most common design of these existing roof extensions in the vicinity has to have three rear facing windows. It is acknowledged that this proposal would have four windows rather than three. However, the roof of the host property is larger in width than the other properties along this terrace. In addition, the design has been amended from one larger dormer extension to two sets of two dormer extensions, positioned side by side, with a separation gap between. The proposal would also benefit from being positioned centrally within the rear roofslope, being set away from the eaves, ridge and the sides of the host property. It is considered therefore that the scale of the proposal would be subordinate to the host building. In addition, both the materials and fenestration details of the extension are considered to be in keeping with the visual appearance of the host building.

- 10.8 As stated above, the Conservation Area Design Guidelines requires that roof extensions which are visible from the street or any other public areas, including any long views from side streets would not normally be acceptable. In this instance, given the proposal would be positioned to the rear of the property and would be set within the rear roofslope, it is considered that it would not be visible from the east along Cressida Road.
- 10.9 The only possible long views of the proposal are from Prospero Road. These views are between the residential properties of nos. 32 Prospero Road and 26 Parolles Road. However, any views of the proposal from this location are considered to be obscured, due to the orientation of the residential properties along Parolles Road and the existing rear extensions to these properties.
- 10.10 The other element of the proposal seeks to replace the existing concrete roof tiles with more traditional tiles which are considered to be more appropriate materials and more in keeping with both the visual appearance of the host building and the wider Conservation Area.
- 10.11 Therefore, based on the above assessment, the proposal is considered to be in keeping with the visual appearance and historic character of the host building and the wider Whitehall Park Conservation Area. It is therefore considered acceptable in design terms, and compliant with policies CS8 and CS9 of the Islington Core Strategy 2011 and DM2.1 and DM2.3 of the Development Management Policies 2013, and the Whitehall Park Conservation Area Design Guidelines.

Neighbouring Amenity:

- 10.12 The proposed dormers would be positioned within the rear roofslope, to the centre of the rear roofslope and set away from the sides, ridge and eaves. It is considered that whilst the host property has a west facing rear garden, any loss of daylight/sunlight, outlook or a sense of enclosure to neighbouring properties would not to be significant. In addition, the proposal would also benefit from being set away from the neighbouring properties to the north, along Parolles Road.
- 10.13 The new rear facing windows are considered not to result in any significant overlooking over and above what currently exists on the rear elevation of the host property.
- 10.14 The proposal would therefore not conflict with Policy DM2.1 of the Islington's Development Management Policies or with Policies 7.4 and 7.6 of the London Plan in terms of potential harm on residential amenity.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed development is considered to be acceptable on the grounds of the impact on the character and appearance of the Area, and is in accordance with policies DM 2.1 of the Development Management Policies 2013, and the Islington Urban Design Guide guidance on rear roof extensions.
- 11.2 The proposed development is also considered to be acceptable on the grounds of the impact on the amenity of neighbouring properties, including in respect of the loss of daylight, sunlight, outlook and privacy. The proposal is therefore considered to be in accordance with policy DM 2.1 and DM 3.5 of the Development Management Policies 2013.

Conclusion

- 11.3 It is recommended that planning permission be granted subject to conditions as set out within Appendix 1-Recommendation A

APPENDIX 1 – RECOMMENDATIONS.

RECOMMENDATION A

That the grant of planning permission be subject to conditions to secure the following

List of Conditions:

1	Commencement (Compliance)
	<p>3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved Plans List: (Compliance)
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>001B; Site Location Plan;</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
	Materials (Compliance)
3	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

List of Informatives:

1	Positive statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.</p>
2	CIL Informative (Granted)

	<p>CIL Informativ e: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/.</p>
3.	<p>Party Walls</p>
	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations & the Party Wall etc. Act 1996 ("the Act"). Environmental Legislations and the Equality Act.</p>

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2. Development Plan

The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2015 - Spatial Development Strategy for Greater London

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

Energy and Environmental Standards

DM7.4 Sustainable design standards

5. Designations

The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

None

6. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

- Islington Local Development Plan
- Conservation Area Design Guidelines (2002)
 - Urban Design Guide (2006)