LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3245 **Ward:** Stroud Green

Date received: 03/11/2015

Drawing number of plans: 1/10 Rev D, 2/10 Rev D, 3/10 Rev D, 4/10 Rev E, 5/10 Rev E, 6/10 Rev D, 7/10 Rev D and 9/10 Rev E

Amended plans received: 08/01/2015

Address: Flat B 101 Weston Park N8 9PR

Proposal: Formation of loft conversion with rear dormer extensions, rear roof terrace and roof lights to front roof slope. (AMENDED DESCRIPTION)

Applicant: Mr & Mrs Adam Trevor

Ownership: Private

Site Visit Date:

Officer contact: Aaron Lau

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1. Development begun no later than three years from date of decision
2. In accordance with approved plans
3. Materials to match existing
4. Balcony screening

Informatives:

1. Working with the applicant
2. Hours of construction
3. Party Wall Act

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for Formation of loft conversion with rear dormer extensions, rear roof terrace and roof lights to front roof slope.

2.2 The proposal has been previously subject to pre-application discussions with the Council.

Site and Surroundings

2.3 The application site is rectangular in shape and comprises a terraced property sub-divided into 2 self-contained units located on the southern side of Weston Park. This application concerns the upper floor flat.

2.4 The site does not fall within a conservation area.

Relevant Planning and Enforcement history

- HGY/2002/1839 - Erection of single storey extension – approved 06/02/2003
- OLD/1979/1519 - Conversion into two self-contained flats. – approved 21/11/1979

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- no consultees

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 9 letters. 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: 0
Objecting: 0
Supporting: 0

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the area;
2. The impact on the amenity of adjoining occupiers;

6.1 Character and appearance of the area

6.1.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, and draft DM Policy DM1, state that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

6.1.2 SPG1a 'Design guidance' states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural

character. The development should not dominate existing features important to the building.

6.1.3 SPG1a 'Design guidance', further gives advice relating specifically to dormer windows, stating that '*development should be in scale with adjoining buildings*' and '*extensions and alterations to buildings should be subordinate in scale to the original building and should respect its architectural character*'. Furthermore, '*a dormer should not undermine the sweep of a roof*' and '*dormer windows should…be subordinate to the roof, being small enough to preserve the dominance of the main pitch and its silhouette and be in keeping with the character, size and scale of the building as a whole. They should be set well within the slope of the roof away from the eaves and ridge, the flanks should be set well in from any gables or party walls*'.

6.1.4 The proposal is for the creation of 2 x roof dormers: one full-width dormer to the main rear roof slope and set 500mm below the ridge; and one on top of the existing two-storey outrigger measuring 2.55m in depth, 3.4m in depth and 2.3m in height. A roof terrace with 2m high screening and 3 x velux windows to the front roof slope are also proposed.

6.1.5 Despite the main dormer extending the full width of the rear roof slope – the Council has previously granted planning permission for similar dormer proposals with an attached roof outrigger namely at: No. 110 Weston Park (ref. HGY/2015/1562) and No. 164 Weston Park (ref. HGY/2014/3485), the latter incorportating a roof terrace as per the current planning application. A inspection of the site also confirm other full width dormers in the locality. The rear dormer has also been designed to be set in from the original eaves so as to avoid it appearing overly bulky. The roof terrace has also been amended so that it does not project beyond the existing chimney in part maintaining the roof profile on the original outrigger. With this in mind, the proposal would not be out of keeping with the prevailing pattern of development in the area. It is for these reasons that the the dormers are acceptable in principle in meeting the policy framework.

6.1.6 Turning to the 3 x velux windows to the front roof slope, Officers take the view that they are compatible in size to maintain the visual balance and coherence to the front elevation. They are therefore acceptable in this regard.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 The London Plan 2015 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

6.2.2 No representations have been received following consultation.

6.2.3 The separation distance between the rear of the property on the application site and the flank wall of the end of terraced property on Mayfield Road which sits perpendicular to the site would be maintained as no rear habitable windows are proposed to the roof outrigger. A roof terrace is proposed as part of the application. To mitigate any overlooking effects upon the surrounding properties – 1.25m high

timber privacy screening is proposed along the perimeter which is deemed acceptable at this roof level. The imposition of a condition to the planning decision would ensure this privacy screening shall be installed prior to the first use of the terrace and shall remain in perpetuity. The proposal subject to the imposition of a condition would not incur any amenity loss in meeting the above policies.

6.3 Conclusions

- The proposed development would not negatively affect the residential amenity in terms of loss sunlight/daylight and privacy to adjacent properties, and would maintain the design and character of the existing dwelling and area.

- 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

7. CIL APPLICABLE

7.1 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.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3245

Applicant's drawing No.(s). 1/10 Rev D, 2/10 Rev D, 3/10 Rev D, 4/10 Rev E, 5/10 Rev E, 6/10 Rev D, 7/10 Rev D and 9/10 Rev E

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

   Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

   1/10 to 9/10 Rev D

   Reason: In order to avoid doubt and in the interests of good 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 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Prior to the occupation of the roof terrace forming part of the development hereby permitted, the fixed privacy screens of the second floor roof terrace to the south and east elevations shall be installed in accordance to the approved plans, and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To avoid overlooking into the adjoining properties.

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: 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.