LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3499 **Ward:** Harringay

Date received: 25/11/2015

Last amended date: N/A

Drawing number of plans: ksd/15/72P/01 - 06 incl.

Address: Flat 2 11 Seymour Road N8 0BJ

Proposal: Conversion of loft to form habitable room involving rear facing dormer

Applicant: Mr Matthew Ashcroft

Ownership: Private

Officer contact: Gareth Prosser

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1) The proposed development if approved would detract from the character and appearance of the property and the surrounds, contrary to Policies 7.4, 7.6 and 7.8 of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, and Local Plan Policy SP12.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for a rear dormer window.

Site and Surroundings

3.2 The site is a top floor flat located within a Victorian, terraced house located on the Harringay Ladder.

Relevant Planning and Enforcement history

- No relevant history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Local residents

The following responses were received:

External:

1) Freeholder Flat 1, 11 Seymour: No objection

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way 13 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:
Objecting: 0
Supporting: 1

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

6 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 conservation area;
2. The impact on the amenity of adjoining occupiers;

6.1 Character and appearance

6.1.1 Local Plan Policy SP11 'Design' states that 'all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.'

6.1.2 The proposed full width dormer is not considered to either preserve or enhance the character and appearance of the property or the wider area. The 5.23m wide addition is considered overly large, being too close to the ridge and too close to the sides contrary to SPG1a ‘Design’ which states that dormer windows should ‘not undermine the sweep of the roof’ and be small enough to ‘preserve the dominance

of the main pitch and its silhouette'. In addition the guidance states that dormer should be 'set well within the slope of the roof away from eaves and ridge.

6.1.3 In addition, planning records show that dormers recently granted permission within the ladder including the following; 67 Hewitt Road (HGY/2014/1118), 7 Hewitt Road (HGY/2014/0222) and 60 Allison Road (HGY/2012/2156) were not full width and maintained the original roofslope. Aerial images also show that the vast majority of the roofs are preserved with only a limited few having full width dormers

6.1.4 Therefore, the proposed development if approved would detract from the local character, contrary to Policies 7.4, 7.6 and 7.8 of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, and Local Plan Policy SP12.

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 The proposed dormer and dormer addition is set behind a party wall therefore there are no concerns regarding overlooking. The application is therefore considered in accordance with saved policy UD3 General Principles.

6.3 Conclusions

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

7. 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.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Registered No. HGY/2015/3499

Applicant's drawing No.(s) ksd/15/72P/01 - 06 incl.

Subject to the following condition(s)

The proposed development by reason of its size and bulk would detract from the character and appearance of the property and the surrounds, contrary to Policies 7.4 and

7.6 of the London Plan 2015, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Haringey Local Plan Policy SP11 and draft Policy DM1 of Haringey Development Management Policies DPD Pre-Submission Version January 2016.