LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0665 **Ward:** Alexandra

Date received: 22/02/2016

Last amended date: N/A

Drawing number of plans: Design and Access Statement, Ordnance Survey (scale 1:1250), Ordnance Survey (scale 1:500), 001A,002A,003A, 004A

Address: First Floor, Flat 61 Victoria Road N22 7XA

Proposal: Loft conversion with rear dormer and rooftop terrace and roof lights to front roof slope

Applicant: Mrs Amy Cahill

Ownership: Private

Officer contact: Tobias Finlayson

2. 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) Balcony screening

Informatives:
1) Party Wall Act
2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Planning permission is sought for a loft conversion with rear dormer and two roof lights.

3.2 Site and surroundings

The application site comprises a two-storey, middle of terrace property located on the southern side of Victoria Road. The property is neither a listed building nor located within a conservation area. The surrounding area is predominantly residential.

3.3 Relevant planning history

1986: Planning permission (ref: OLD/1986/1693) granted for conversion to form 2 self-contained flats.

4. CONSULTATION

7 neighbouring owner/occupiers have been notified and no responses were received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. The impact on the character and appearance of the surrounding area
2. The impact on the amenity of adjoining occupiers

5.1 Character and appearance of the surrounding area

NPPF chapter 7 'Requiring good design', London Plan policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan policy SP11, saved UDP policy UD3 and policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016 reinforce this approach.

The proposed dormer will provide appropriate margins and maintain sufficient roofslope so as to appear subservient to the host building and not as a top heavy addition that would dominate the roofslope. It is also noted that there are a number of similar sized dormers within the terrace, notably the adjoining property to the west. The associated roof terrace will be limited to approximately half the total size of the available terrace and will therefore not appear overly dominant.

The front rooflights are of a conservation style and there are a number of example within the street so will not appear out of character with the surrounding area.

Therefore, the proposed development will not harm the character or appearance of the surrounding area and is in accordance with the above policies.

5.2 Impact on the amenity of adjoining occupiers

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP policy UD3 London Plan policy 7.6 and policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016.

Given the position of the addition at roof level within a terrace and the existing mutual overlooking from the existing rear fenestration, it is not considered that the dormer would cause any material harm by way of overlooking and there would be no unduly harmful loss of light or outlook. The privacy screen and restricted depth of the terrace will ensure no unduly harmful loss of privacy will result for the occupants of neighbouring properties.

Therefore, the proposal is acceptable in terms of its impact on neighbouring residential amenity and in accordance with the above policies.

5.3 Conclusions

The proposed development is acceptable as it would not adversely affect the residential amenity in terms of daylight/sunlight, outlook and privacy of neighbouring properties and will not harm the character and appearance of the surrounding 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

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Local or Mayoral CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/0665

Applicant's drawing No.(s) Design and Access Statement, Ordnance Survey (scale 1:1250), Ordnance Survey (scale 1:500), 001A, 002A, 003A, 004A

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:

Design and Access Statement, Ordnance Survey (scale 1:1250), Ordnance Survey (scale 1:500), 001A, 002A,003A, 004A

Reason: In order to avoid doubt and in the interests of good planning.

3. Before first use of the roof terrace hereby permitted, the 1.8m high privacy screen shall be installed in accordance with the approved drawings and retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

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.