

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2012

Ward: West Green

Drawing number of plans:

CR-001, CR-002, CR-003, CR-004, CR-005, CR-006, CR-007, CR-008, CR-009, CR-010, CR-011, CR-012

Address: Flat B 98 Carlingford Road N15 3ER

Proposal: Construction of rear dormer extension to facilitate loft conversion, with 3 rooflights to front elevation and rear roof terrace sited over original two storey outrigger

Applicant: Mr Rad Naghar

Ownership: Private

Officer Contact: Laina Levassor

2. REPRESENTATIONS

2.1 One representation was received in response to notification and publicity of the application.

2.2 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:

- Overlooking/loss of privacy

2.3 The following issues are not material considerations and will not form part of the assessment of this application:

- Issues with water supply

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a first floor flat located within a building on the southwestern side of Carlingford Road. The site is not located within any conservation area and does not fall within the curtilage of any listed building.

3.2 The planning history of the site has been taken into account when coming to this decision.

3.3 This application proposes the construction of rear dormer extension to facilitate loft conversion, with 3 rooflights to front elevation and rear roof terrace sited over original two storey outrigger

- 3.4** The proposed rear dormer extension would facilitate a loft conversion to create an additional bedroom and bathroom above first floor level. The volume of the dormer measures 25.2m³, smaller than such an extension that would be allowed under permitted development. The full width dormer is set between the raised party walls of neighbouring roofs and is set down from the ridge roof where it would not be visible from the street. The dormer is to be constructed in materials which would match the appearance of the existing dwelling.
- 3.5** Also proposed is a roof terrace, accessed through a door from the rear dormer. The modest roof terrace would project 3.563m in depth over the existing outrigger. The width of the terrace is set in from the width of the outrigger and set behind the party wall separating No.96, reducing the possibility of creating a new vantage point which would result in overlooking. In addition to this, the terrace balustrade is to be constructed using obscured glass, protecting privacy for the host dwelling and neighbouring properties.
- 3.6** The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.
- 3.7** The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.
- 3.8** The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.
- 3.9** All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions.

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 approved plans comprise drawing nos (CR-001, CR-002, CR-003, CR-004, CR-005, CR-006, CR-007, CR-008, CR-009, CR-010, CR-011, CR-012). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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. Before the first use of the approved roof terrace the 1.7m obscurely glazed balcony screen as shown on approved drawings CR-004, CR-007 and CR-008 shall be fully installed and the screening shall be 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 2017 and Policy DM1 of The Development Management DPD 2017.

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.