

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2710

Ward: Alexandra Park

Date received: 29/09/2022

Officer contact: Mercy Oruwari

Last amended date: N/A

Drawing number of plans: 2217/1, 2217/2, 2217/3, 2217/4, 2217/5, 2217/6, 2217/7, 2217/8, 2217/9, 2217/10, 2217/11, 2217/12, 2217 /13, 2217/14, Location Plan, Site Plan, Design and Access Statement.

Address: 11 Albert Road N22 7AA

Proposal: Erection of a rear roof extension over the outrigger to form a L shaped dormer, including the widening of the existing dormer on the main roof.

Applicant: Mr & Mrs Mark and Emmanuelle Orr

2. REPRESENTATIONS

- 2.1 No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is the first floor flat of a row of terraces with even numbers on the lower floors and odd numbers on the upper floors. The properties have 2 storey bay windows at the front and deep 2 storey outriggers at the rear. The site is not located within any conservation area and does not fall within the curtilage of a listed building.
- 3.2 The planning history of the site has been taken into account when coming to this decision:
- HGY/2007/0312 - Erection of rear dormer window with balustrade and insertion of 3 x rooflights to front elevation. Granted
- 3.3 The proposal includes the formation of a L shaped dormer, which will mirror a similar proposed dormer for No 9. Roof extensions are typically required to be confined to the rear or least important facade and should not upset the scale or proportions of the building. This dormer will be full width and will project onto the roof of the outrigger. The depth of the extension will be half of the length of the roof of the outrigger. Although this would normally be deemed to be of a significant size, the outrigger is quite deep and therefore the dormer would still be sufficiently subordinate to the roof and property overall. Although the proposed dormer is a significant size, given the depth and width of the outrigger, the proposed dormer would still be sufficiently subordinate to the roof and property overall.

- 3.4 There are other similar developments of the same proportion and scale in the nearby area. Also the area in general has a mixture of roofs and buildings and therefore it would not be out of character.
- 3.5 The proposal overall 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.
- 3.6 The proposed dormer being a mirror image of the proposed dormer for No 9 would not result in any significant increase in overshadowing, loss of outlook or appear overbearing for this neighbour or any other nearby neighbours. The proposal is therefore acceptable in amenity terms.
- 3.7 The proposed development is in general accordance with Policies DM1 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.
- 3.8 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 2217/1, 2217/2, 2217/3, 2217/4, 2217/5, 2217/6, 2217/7, 2217/8, 2217/9, 2217/10, 2217/11, 2217/12, 2217/13, 2217/14, Location Plan, Site Plan. 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.

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.