

Officer's Report

Application Number	HGY/2022/1334
Type	Full planning permission
Location	89, Princes Avenue, London, N22 7SB
Proposal	Extend existing dormer over rear addition roof
Case Officer	Neil McClellan
Valid Date	25/10/2022
Applicant	Natalie Younis
Agent	Mr George Kain

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations have been received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The application relates to the upper floor flat located in a two-storey mid-terraced house with a large 2-storey rear outrigger. The flat currently has four bedrooms and occupies the first floor and converted loft space.

The site is not located within a conservation area and does not fall within the curtilage of, or affect the setting of, any listed buildings.

The planning history of the site has been taken into account when coming to this decision. The following planning decisions are relevant to the current proposal:

HGY/2022/0302 - Planning permission granted for the erection of a rear dormer and front roof lights. Decided 05.03.2022.

The application proposes extending the existing dormer addition that occupies the full width of the main rear roof slope on to the outrigger. It would extend approximately halfway down the length of the outrigger with a small set in from its flank elevation.

There are a number of similar sized loft extensions along this side of Princes Avenue. It would therefore be difficult to sustain an argument that the proposal would appear out of character with the existing streetscene or out of keeping with the pattern of development in the area. The proposed dormer takes up approximately half the length of the outrigger and has a small set in from the side. The result is a subordinate addition, that respects the original form and design of the building. Given the above, it is considered that, the local character and visual amenity of the area will be protected.

The height and depth of the extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to neighbouring properties. There are two secondary windows proposed in the flank elevation of the outrigger dormer facing towards the side elevation of the neighbouring property's outrigger. A condition is proposed requiring that these windows be fixed and obscured to prevent any potential loss of privacy. A window on the end of the proposed dormer will provide outlook and daylight to the new bedroom. Subject to this condition there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development will extend the size of the existing 4-bedroom flat to 5-bedrooms (8 bedspaces). National or London Plan floor space standards are not applied to house or flat extension however it is worth noting that the internal floor area of the extended flats would be approximately 132.5 sqm., meeting the relevant standard for an 8-person 5-bedroom unit spread over 2 floors. The flat also has direct access to part of the rear garden through an internal staircase. The flat will continue to have dual aspect. Overall, the extended property will provide an acceptable standing of living accommodation. Refuse storage will continue to be in the small forecourt to the front of the property.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 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.

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.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper 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 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 occupation of the extension hereby permitted, the two windows on the side elevation of the dormer extension shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- 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.

- 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.