

Officer's Report

Application Number	HGY/2022/2687
Type	Full planning permission
Location	First Floor Flat, 24, Harvey Road, London, N8 9PA
Proposal	Erection of rear dormer, rear roof extension and two rooflights to front slope roof
Case Officer	Oskar Gregersen
Valid Date	07/10/2022
Applicant	Mr Andre Ramkisoorn
Agent	Andrew Sparks

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Zero representations were received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No response

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a residential dwelling, part of a site sub-divided into two flats in 1978 under permission OLD/1978/0414. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision, and there is no relevant history to this application

2.3 The proposal seeks the formation of rear dormer, and outrigger roof extension, alongside the installation of No2 rooflights on the front slope. The scale and massing of the extensions are in line with the guidance set out in the GDPO, however as this site is a dwelling as opposed to a dwellinghouse a full planning application is required.

2.4 The proposed extensions would be finished in similar materials to the existing, so therefore the proposal is deemed acceptable in design terms.

2.5 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.

2.6 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.

2.7 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.

2.8 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

Conditions:

- 1 **CONDITION: Time Limit**
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 **CONDITION: Approved Plans**
The approved plans comprise drawing Nos. 1400-04, 1400,-SP01, 1400-GN01, 1400-01, 1400-LP01, 1400-02, 1400-03. 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.

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.