

Officer's Report

Application Number	HGY/2022/2631
Type	Full planning permission
Location	Flat B, 16, Fairbourne Road, London, N17 6TP
Proposal	Erection of dormer roof extension to the rear and installation of two rooflights in the front.
Case Officer	Sarah Madondo
Valid Date	07/10/2022
Applicant	Ms Anil Mehmet
Agent	Ms Par Tavakoli

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The site is located at the northern end of Fairbourne Road. The site is not located within a conservation area. The property is a two storey mid terraced house on a residential street. According to the VOA web site, the property was split into two flats since 2010 and works relate to the first floor flat.

Design and appearance

Since submission the application has been amended such that the dormer on the outrigger has been reduced to cover only 50% of the outrigger. The proposed main dormer would be full width and similar to dormers in the area. As stated the dormer over the outrigger has been reduced by at least 50%. It should be noted that dormers over existing outriggers are not normally supported, however in this case officers consider that the proposal would be acceptable, as the extension would appear subordinate to the host building and terrace. The proposed dormer is considered proportionate and subordinate to the existing building. It is considered that the proposed dormers would not be unduly dominant and would not have any significant adverse impact on local visual amenity or the character and appearance of the area.

Given the existing degrees of mutual overlooking from first floor windows the degree of additional overlooking created by the dormer is not significant. Overall, the proposed roof 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.

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.

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 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.

- 5 **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.

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.