

Officer's Report

Application Number	HGY/2022/3552
Type	Full planning permission
Location	First Floor Flat, 49, Burghley Road, London, N8 0QG
Proposal	Proposed rear dormer extension with with rear roof terrace built into outrigger roof, with glass balustrades and three no. skylights to the pitched roof at the front of the dwelling.
Case Officer	Oskar Gregersen
Valid Date	14/10/2022
Applicant	Mr Rad Naghar
Agent	Mr Rad Naghar

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

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

No Response

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey residential dwellinghouse, subdivided as two flats in 1991 under permission HGY/1991/0662. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

The application is for the formation of a rear dormer roof extension, including the installation of a modest balcony (3.3m x 2.7m) set into the roof of the outrigger, alongside an additional Juliet balcony and three roof lights.

The proposal is considered acceptable, as the scale of the proposed dormer extension is similar to that of rear dormer extensions in the surrounding area, and the proposed balcony would not be large enough to cause material harm to neighbouring amenity or the visual amenity of the host dwelling or surrounding area.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The material choices would be sympathetic to the host property and surrounding area. Therefore, the local character and visual amenity of the area will be protected.

The height and depth of the extension and proposed balcony would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The set in of the balcony/terrace from the side and end of the outrigger and the proposed screens will ensure there will be no material loss of privacy to neighbouring properties. The modest overall size of the terrace will limit the number of people who can use it at one time and it is not expected to generate noise and disturbance to a level that would be considered unusual in a domestic setting. The proposal is therefore 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 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.

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 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.

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: 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.