

Officer's Report

Application Number	HGY/2022/2696
Type	Full planning permission
Location	52, Seaford Road, London, N15 5DT
Proposal	The construction of a rear loft extension extending over the outrigger, raised roof ridge (retain eaves), 2 x roof lights to front of property, raised party walls, removal of chimney on rear outrigger, and a refurb of the existing ground floor rear extension and the installation of a new pitched roof with roof lights.
Case Officer	Sarah Madondo
Valid Date	17/10/2022
Applicant	Henry
Agent	Collective Works

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The subject site is a two-storey mid terraced property located on Seaford Road. The site is not located within a conservation area.

Design and appearance

Permission is sought for the erection of dormer on the outrigger including raising of the roof, raising party walls, removal of chimney on the rear outrigger, refurbishment of the existing ground floor and installation of a new pitched roof with roof light. 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.

In terms of raising the roof, the immediate terrace has been altered at roof level as result that there is no consistency and it considered that the raising of the roof would be acceptable in this instance.

In regards to the removal of chimney, it is considered some properties on this terrace have already been removed and planning permission is required as the property is not in a conservation 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 and 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.

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

Informatives:

- 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.