

Officer's Report

Application Number	HGY/2022/4028
Type	Full planning permission
Location	25 Flat B, Forest Gardens, Tottenham, London, N17 6XA
Proposal	CONVERSION OF THE LOFT SPACE TO CREATE ADDITIONAL LIVING SPACE & THE INSERTION OF 2 No. REAR DORMERS
Case Officer	Oskar Gregersen
Valid Date	07/11/2022
Applicant	Messers Yates & Hyde
Agent	Rasheed Dauda

RECOMMENDATION

Approve with Conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Installation of 2 small dormer windows to rear roof slope and installation of 2 front roof lights of top floor flat to facilitate conversion of loft spec into two additional bedrooms.

Site and Surroundings

3.2 The application relates to a three bedroom flat located with the first floor of a wide terraced property occupying the corner of Forest Gardens adjacent to a pedestrian alleyway linking Forest Gardens with Newlyn Road. Site backs on to a railway.

3.3 The property is a Victorian/Edwardian two storey terraced property that has been converted into two flats. No off street parking is provided but site is close to Bruce Grove Station and the numerous bus routes running along the High Road. The site is not in a conservation area.

Relevant Planning and Enforcement history

3.3 The site had an identical application approved in 2015, under HGY/2015/1671

4. LOCAL REPRESENTATIONS

Letters were sent to 12 neighbouring properties including the ground floor flats beneath the application property

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning issues raised by the proposed development are:

- The impact of the proposed development on the character and appearance of the area.
- The impact on the amenity of adjoining occupiers.
- The impact of the proposed development on the character and appearance of the area.

Impact of the proposed development on the character and appearance of the area.

5.2 This is a wide terraced property. The only change to the front will be the insertion of 2 roof lights. Two rear dormers are proposed but are considered to be in proportion with the host property given its width--- 8.6 metres, and the modest size of the dormers --- 2 metres wide each and both well set up from the eaves and down from the ridge. The proposal is therefore considered to have an acceptable appearance.

Impact on the amenity of adjoining occupiers

5.3 Dormer windows are normally considered acceptable in a residential context such as this.

While there are two proposed they are modestly sized and are therefore not considered overbearing or harmful to neighbouring residential amenity. They do not overlook any neighbouring properties that are not already overlooked by the first floor windows of neighbouring properties.

Conclusion

5.3 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1 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 authorised shall be carried out in accordance with the following approved plans and specifications: 899/01/04, 899/01/01 REV_A, 899/01/02 REV_C, 899/01/03 REV_A

Reason: In order to avoid doubt and in the interests of good 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: 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.