

Officer's Report

Application Number	HGY/2022/4092
Type	Full planning permission
Location	112 Flat 6, Whittington Road, Wood Green, London, N22 8YH
Proposal	Construction of side dormers at the main roof and a dormer at the back to create a bathroom for flat 6.
Case Officer	Zara Seelig
Valid Date	11/11/2022
Applicant	Mr Christopher Xenophontos
Agent	Mrs Nevila Tane

RECOMMENDATION

Approve with Conditions

Site Description

The application site is a two-storey mid terrace residential building containing 6 no. flats, situated on the Eastern side of Whittington Road. This application relates to the flat located on the second floor/ in the loft space. The site is not located within a conservation area, it is not a listed building nor are there any TPO's on the site.

Description of Development

Construction of side dormers at the main roof and a dormer at the back to create a bathroom for flat 6

Relevant Planning and Enforcement History

HGY/1989/0056 - Conversion into two self contained units comprising one 1 bed 2 person flat and one 3 bed 5 person maisonette - Withdrawn

HGY/1998/0921 - The use of the property as a care home for up to six people - Granted Permission

HGY/2021/3519 - Certificate of Lawfulness: existing use 6 flats - Granted permission

Consultation Response

The responses below were received following consultation on the application:

Internal: None

External: None

Local Representations

The application has been publicised by way of 18 neighbour letters.

No of individual responses: 0

Objecting: 0

Supporting: 0

Neither: 0

Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
2. Impact on neighbouring amenity.

Design and Appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposal is considered acceptable in terms of design, the side dormers are set back from the front elevation and would not be highly visible from the street. The materials proposed are complimentary and will be conditioned to match the existing. The dormer above the outrigger is set back and appears subservient.

Impact on Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposal is concentrated on the roof space, there are no windows proposed in the side elevations. The rear boundary line of the site adjoins the side elevation of the dwelling no. 2 Manor Road. There will be no adverse impact caused to neighbouring properties by way of overbearingness, loss of daylight/sunlight or loss of privacy.

Conclusion

The proposal is considered acceptable in terms of design, impact on neighbouring amenity and complies with relevant planning policy.

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.

Recommendation

Grant permission subject to conditions.

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 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.