

Officer's Report

Application Number	HGY/2022/4122
Type	Householder planning permission
Location	12 Bancroft Avenue, Hornsey, London, N2 0AS
Proposal	Installation of dormer window to front roof slope
Case Officer	Laina Levassor
Valid Date	15/11/2022
Applicant	Mr and Mrs Brett
Agent	Mr Ian Bolt

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

The subject site is a two storey dwelling located on the eastern side of Bancroft Avenue. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

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

REASONS FOR GRANTING PERMISSION

This application proposes the construction of a dormer window to the front roofslope. The proposed dormer is to be constructed using materials similar to those used in construction of the roof of the original dwelling and the window would match the existing used across the front elevation. The positioning of the dormer is set parallel with the first floor window, replicating the design and placement. While somewhat large the size of the dormer is as a result of its purpose, namely to provide access to the loft space. Equally, it is pointed out that the dormer sits on a recessed element of roof, as such serving to minimise the impact of such a feature.

Several examples of roof additions to the front roofslope can be seen throughout Bancroft Avenue with similar front dormer windows installed at No's 20, 40 & 42. Further examples of where front dormers feature as part of the original constructed form can be seen through No's 2 to 8. For this reason, the proposed front dormer window is considered in keeping with local development and the characteristics of properties within the local residential area. The local character and visual amenity of the area will be protected. The proposal is considered proportionate and subordinate to the host building.

It is considered that the addition of a front dormer window would not result in any demonstrable harm to neighbouring amenity. 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 policy 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 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: 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: 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.