

Officer's Report

Application Number	HGY/2022/4113
Type	Full planning permission
Location	31, Albert Road, Wood Green, London, N22 7AA
Proposal	Formation of dormer roof extensions to the main roof slope and to the outrigger roof slope, with 3No. rooflights to the front slope & a juliette balcony to the rear dormer, to create a Loft Conversion to an existing first floor flat
Case Officer	Oskar Gregersen
Valid Date	14/11/2022
Applicant	Mr Daniel O'Neill
Agent	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

- The response was in support of the application

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a first-floor flat, part of a building divided as Nos. 31 and 33 Albert Road. The property, in common with adjacent buildings, is characterised by a double storey rear addition which is subordinate in scale to the main dwelling. The site is not located within any conservation area.

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

2.3 The proposal is for the formation of an L-shaped former roof extension, to create an additional two bedrooms and an additional bathroom, the proposal would also seek the installation of No 3 roof lights on the front slope.

2.4 The scale of the proposal would be similar to roof extensions approved at No's 101 and 156 Albert Road under references HGY/2022/2543 and HGY/2022/2540, as well as in relation to the property on the opposite side of the road.

2.5 Whilst the roof extension would be visible from street the form and shape of the extension would be viewed in the context of an existing large roof as such helping to assimilate the development into its surroundings. The proposal is in keeping with the pattern of development found in the area. Therefore, the local character and visual amenity of the area will be protected.

2.6 The 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 of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.7 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.

2.8 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 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.

- 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.

- **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.