

Officer's Report

Application Number	HGY/2022/4154
Type	Full planning permission
Location	88 Princes Avenue, Wood Green, London, N22 7SA
Proposal	Proposed rear L shaped dormer with rooflights on front slope
Case Officer	Oskar Gregersen
Valid Date	17/11/2022
Applicant	Zuzana Buchova
Agent	mr George Kain

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 The following issues were raised by neighbours, local groups and Councillors:

- Alteration of the roofline (Officer Comment: L-shaped rear dormer roof extensions are common through the Borough, and there are extant examples at a similar scale on Princes Avenue, such as at 47 Princes Avenue approved under HGY/2017/3094)
- Out of character with the existing development in the area (Officer Comment: As above, there are extant approved examples of L-shaped rear dormer roof extensions at a similar scale to that proposed in this application)
- Loss of access to light into bedroom, bathroom, and kitchen windows (Officer Comment: The objection comes from a site on the ground floor to the SE of the subject site. The positioning of the roof extension in relation to the current deep and high outrigger and due north of No 84 mean that there would not be a measurable impact on access to light. Additionally, the scale of the proposal is such that a similar or identical scale could be achieved under permitted development if this were a single family dwelling.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey building in the north of the Borough. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.3 The proposal seeks the formation of an L-shaped rear dormer roof extension, with the installation of two rooflights on the front slope and one on the slope of the rear outrigger.

2.4 The proposed extension would see the formation of a rear dormer extension, 3.1m deep, with a portion covering 3.9m on the outrigger. Officers note that the extension would cover less than 50% of the outrigger, and therefore would appear subordinate to the host building. The outrigger portion of the dormer would also be set back 500mm from the eaves so in part breaking down its bulk.

2.5 Officers note that there was an objection from the ground floor flat at No. 84 Princes Avenue. No 84 has side facing windows serving habitable rooms on the outrigger, however, given such a

roof addition is not within the immediate line of vision of such ground floor windows, existing conditions of daylight/ sunlight will not be adversely affected. Specifically, given the narrow distance between such outriggers there will be no noticeable loss of sky as a result of this roof extension, meaning conditions of daylight/ sunlight are not adversely affected.

2.7 The proposal is considered proportionate and subordinate in relation to the roof form of this property and broader terrace. Therefore, the local character and visual amenity of the area will be protected.

2.9 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.

2.10 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 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.