

Officer's Report

Application Number	HGY/2022/3510
Type	Full planning permission
Location	Flat B, 8, Haslemere Road, London, N8 9QX
Proposal	Construction of rear dormer to facilitate loft conversion and enlargement of existing rear elevation roof window
Case Officer	Laina Levassor
Valid Date	06/10/2022
Applicant	Heap
Agent	Mr Napoleon Tolner

RECOMMENDATION

Approve with Conditions

SITE DESCRIPTION

The subject site is a top-floor flat within a building on the southern side of Haslemere Road which falls within the Crouch End Conservation Area.

PLANNING HISTORY

The site's planning history has been taken into account when coming to this decision.

REASONS FOR GRANTING PERMISSION

This application proposes the replacement of existing windows within the rear roof slope, with an enlarged window with a Juliet balcony and the erection of a rear dormer extension,

The proposed rear dormer extension would sit by an existing chimney stack, largely hidden when viewed from the rear elevation. The dormer is set away a considerable distance from the ridge of the roof where it would not be visible from the street, and set in from the side, limiting visibility from neighbouring properties. It is not considered that the introduction of an enlarged window or dormer would interrupt or alter the appearance of the rear elevation to a detrimental extent. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenities of the area will be protected. The enlarged door and proposed dormer are not considered to increase or enable any additional outlook or vantage point which may be detrimental to neighbouring amenities.

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, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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 only be built in accordance with the following approved plans:

LIST

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 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.