

Officer's Report

Application Number	HGY/2022/2660
Type	Full planning permission
Location	41, Allison Road, London, N8 0AN
Proposal	Proposed roof terrace and change existing window to a door for access to roof terrace
Case Officer	Laina Levassor
Valid Date	28/09/2022
Applicant	Mr Anand Choudhry
Agent	Mr Syed Waseem

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 northern side of Allison Road. 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.

PROPOSED DEVELOPMENT

This application proposes alterations to the existing rear dormer and outrigger extension to replace existing windows with a door to allow access to a new, proposed roof terrace area.

AMENDMENTS

Existing elevations were amended to ensure glazing had accurately been depicted.

REASONS FOR GRANTING PERMISSION

The existing dormer and outrigger extensions have been constructed under permitted development, without the need for planning permission. The proposed roof terrace would extend 2.98m in depth from the rear of the outrigger extension with a frosted glass balustrade measuring 1.7m in height with the matching that of the outrigger extension.

The proposed terrace addition is in keeping with the pattern of development in the area and is considered proportionate and subordinate to the host building. Proposed materials to the terrace and window replacements would match those used in construction of the roof extensions and compliment materials used in construction of the dwelling itself. Therefore, the local character and visual amenity of the area will be protected.

Where the terrace is set away from the rear of the outrigger, there is a distance of 2.46m between the terrace and the rooves of neighbouring properties. In addition to this, it is sited away from any neighbouring windows or roof additions existing or to be constructed at a later date. The width of the terrace is limited to that of the outrigger extension and with a limited depth, it is not considered that the scale of the terrace area would result in such activity to create disturbances or encourage uses which would impact neighbours to a harmful extent. The proposed does not offer any additional outlook to that of the existing roof structure or rear elevation windows.

The height, depth and placement of 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.

It is noted that a concern has been raised about overlooking in respect of the property to the rear of the application site, specifically into the back bedroom of No 46 Beresford Road. While this concern is noted the gap between such properties is 35m, well in excess of the separation distance of 21m between facing windows considered adequate to protect amenity.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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 1.7 metre high opaque glazed privacy screen as shown in the approved plans shall be installed prior to the first use of the roof terrace, and shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

- 4 The construction works of the development hereby granted shall not be carried out before 0800 hours or after 1800 hours Monday to Friday or before 0800 hours or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to

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.