

# Officer's Report

|                           |                                                                             |
|---------------------------|-----------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/4338</b>                                                        |
| <b>Type</b>               | <b>Full planning permission</b>                                             |
| <b>Location</b>           | Flat B, 48 Mannock Road, Tottenham, London, N22 6AA                         |
| <b>Proposal</b>           | Proposed loft conversion incorporating new outrigger dormer windows to rear |
| <b>Case Officer</b>       | Sarah Madondo                                                               |
| <b>Valid Date</b>         | 06/12/2022                                                                  |
| <b>Applicant</b>          | Mr Panos Haberis                                                            |
| <b>Agent</b>              | Mr Cos Ioannou                                                              |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **Proposal**

Erection new dormer on the outrigger to provide a bedroom

#### **Site and Surroundings**

The application site is a two storey mid terraced property located on Mannock Road. The property has been converted into two flats and granted planning permission under HGY/1996/1465, works relate to first floor flat. The site is not in conservation area nor is it listed.

#### **Design and Appearance**

The existing property has deep outrigger and the proposal is for modest dormer on the outrigger approximately 3 metres deep. The dormer would be finished in materials to complement the existing building. The extension would be significantly setback resulting in sympathetic and not overly dominant addition to the property. The proposal would not disrupt the prevailing pattern of development in the area, as the dormer is not visible from public vantage points. It is considered that the proposed dormer would not unduly dominant and will not present any adverse impact on the residential amenities of adjoining properties. The extension on the outrigger would be subservient addition to the roof and therefore considered to be proportionate and subordinate to the host building.

#### **Impact on neighbouring properties**

Given the existing degrees of mutual overlooking from first floor windows the degree of additional overlooking created by the dormer is not significant. Overall, the proposed roof 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.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies 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 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 shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

**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: 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.