

# Officer's Report

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|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/4304</b>                                                                                                                                                                                                                                                                                           |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                                                                                                                                                                                         |
| <b>Location</b>           | 62 Albert Road, Wood Green, London, N22 7AH                                                                                                                                                                                                                                                                    |
| <b>Proposal</b>           | Proposed loft conversion including dormer extensions to the rear roof slope and outrigger and 3 roof lights to the front roof slope to enlarge the existing 1-bedroom flat to a 3-bedrooms. Proposal includes the erection of a new external staircase to the rear to provide access to the flats rear garden. |
| <b>Case Officer</b>       | Zara Seelig                                                                                                                                                                                                                                                                                                    |
| <b>Valid Date</b>         | 15/12/2022                                                                                                                                                                                                                                                                                                     |
| <b>Applicant</b>          | Mrs Natasha South                                                                                                                                                                                                                                                                                              |
| <b>Agent</b>              |                                                                                                                                                                                                                                                                                                                |

## **RECOMMENDATION**

**Approve with Conditions**

### **SUMMARY OF RECOMMENDATION**

GRANT PERMISSION (with conditions)

### **PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### Proposed Development

- Proposed loft conversion including dormer extensions to the rear roof slope and outrigger and 3 roof lights to the front roof slope to enlarge the existing 1-bedroom flat to a 3-bedrooms. Proposal includes the erection of a new external staircase to the rear to provide access to the flats rear garden.

The proposal includes altering the internal layout, removing the existing internal staircase in the outrigger to enlarge the kitchen, thus necessitating the erection of the proposed external spiral staircase .

#### Site and Surroundings

- The properties along both sides of the stretch of Albert Road have the appearance of traditional 2-storey housing from the late Victorian/Edwardian expansion of London. However they were built as flats with the ground floor and first floor flats of each 'house' having side-by-side front door on to the street and with each having a narrow private garden to the rear, with the first floor flat accessing theirs through an internal staircase in the rear outrigger.

The application relates to a first floor flats situated on the Northern side of Albert Road.

The site is not located within a conservation area, it is not a listed building and there are no TPO's on the site.

#### Relevant Planning and Enforcement History

No relevant planning history.

## **LOCAL REPRESENTATIONS**

The application has been publicised by way of 14 neighbour consultation letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

## **MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.

### Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed dormer extension over the outrigger is large, extending to over half the depth of the existing outrigger. However, while it would be visible from Crescent Rise to the rear of the site, the distance involved reduces its prominence, and views of it are partially screened by trees and the outriggers of neighbouring houses. The extension would therefore only be glimpsed from the street. Furthermore, existing large rear dormers, including two of a similar scale over the outrigger of 46/48 and 50/52 Albert Road are closer and more noticeable from Crescent Road than would be the case of the proposal under consideration. Whilst the extension would be visible from the rear of some nearby dwellings, the private location of these viewpoints would serve to restrict its visibility to relatively few residents.

It is acknowledged that a similar proposal was recently refused at 101 Albert Road due to concerns regarding the impact of a large dormer extension on the character and appearance of the area. However in that particular case the dormer would have been much closer to and more readily visible for the a nearby side street (Clyde Road) and would therefore had a more obtrusive appearance. There were less existing examples similar sized roof extensions in the vicinity of that property.

The proposal would be considered acceptable in terms of design, it is subservient to the roof and the materials to be used are considered to compliment the application dwelling. While the proposed external staircase would be an unusual feature along this stretch of properties, its relatively modest size, design and discreet siting to the rear of the terrace would not materially impact the character and appearance of the area or materially harm local visual amenity.

### Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Due to the location of the proposed dormer, outrigger and rooflights above the roof slope, it is not envisaged that there would any adverse impact against the amenity of neighbouring dwellings. The only new windows to be installed on the side elevation of the dormer over the outrigger is to a bathroom and would have obscured glazing avoiding any privacy concerns with regard to overlooking.

The proposed spiral stairs and door at the rear of the of the outrigger would enable access to the first floor. The staircase would be designed solely to provide access to the rear garden and would not significantly increase opportunities for overlooking and loss of privacy.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

The proposal would therefore not adversely impact the amenities of these neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

### Conclusion

The proposal is considered acceptable in terms of design and neighbouring amenity and complies with relevant planning policies.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

### **CIL APPLICABLE**

The increase in internal floor area would not exceed 100 sqm. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

### **RECOMMENDATION**

GRANT PERMISSION with 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 Prior to the first occupation of the development hereby approved, the first/loft floor side window shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with 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: 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: 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.