

Officer's Report

Application Number	HGY/2022/4130
Type	Householder planning permission
Location	21 Rhodes Avenue, Wood Green, London, N22 7UR
Proposal	Proposed loft conversion including a rear dormer extension, hip-to-gable roof extension and roof-lights to the front roof slope.
Case Officer	Sabelle Adjagboni
Valid Date	14/12/2022
Applicant	Mr Steven Fine
Agent	Mr Kerem Aksoy

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Party Wall Act
- 3) Hours of construction

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for a loft conversion including a rear dormer extension, hip-to-gable dormer roof extension and roof-lights to the front roofscape.

Site and Surroundings

The application site is a two-storey terraced house on the north-eastern side of Rhodes Avenue. It is not in a conservation area nor is it a listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

HGY/2017/1711 | Erection of ground floor rear and front side extensions and first floor side extension, new glazing to rear, new rear chimney flue, raised parapet over existing rear extension, new front door and side light and removal of small chimney stack. | Granted

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 3 letters. No representations were received.

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 is approximately 4.42m deep and 6.78m wide. The proposed height is about 2.63m. Therefore, the additional proposed volume is approximately 40 cubic metres which is considered to be proportional and subordinate to the host building.

The proposal includes a hip to gable conversion which mirrors the current design of the neighbouring property at No. 23 thereby maintaining symmetry on the street. Additionally, the proposed materials will match the existing where applicable. Hence, the impact on the existing uniformity of the building will be minimal. The proposed rooflights on the front slope are also in keeping with the character of development in the area. Further, hip to gable extensions are common on the street, therefore, the proposal does not detract from the character of the building and is in keeping with the pattern of development in the area.

As such, the proposal is considered in line with the above policies.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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.

Given the modest scale of the proposal, the impact on the daylight and sense of enclosure for the neighbours at No. 19 would be considered materially significant.

The neighbours at No. 23 currently have hip to gable rear dormer of similar scale to the proposal. Therefore, the impact on their daylight or sense of enclosure will also be minimal. Both properties have side windows, however, these do not seem to be directly aligned and given the distance between them, any impact on privacy would be minimal.

The proposed windows and Juliet balcony on the rear elevation look into the site's rear garden, preserving the privacy of the neighbours. It would not introduce any additional overlooking of neighbouring properties not already experienced from existing first and loft extension windows within this group of houses.

Therefore, the proposal has an acceptable impact on the neighbouring properties. and as such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. 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 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

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.

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.