

Officer's Report

Application Number	HGY/2022/4064
Type	Full planning permission
Location	First Floor Flat, 82 Inderwick Road, Hornsey, London, N8 9JY
Proposal	Erection of a rear dormer and roof extension including the installation of 2x front rooflight for the first floor flat.
Case Officer	Mercy Oruwari
Valid Date	04/11/2022
Applicant	Mr Paul Batt
Agent	Mrs nihila maruthayanar

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is the first floor flat of a converted two storey mid-terraced property. The properties have 2 storey bay windows at the front and 2 storey outriggers at the rear. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision:

- HGY/2022/4017 - Erection of single storey wraparound extension with a partial infill to create of a courtyard. Pending
- OLD/1983/0723 - 28/2/83 Conversion into two self-contained flats. Granted

The proposal includes the formation of a full width dormer and will project onto the roof of the outrigger at a slightly stepped level forming a L shaped dormer. Roof extensions are normally required to on the rear or least important elevation and should not upset the scale or proportions of the building. The depth of the extension will be less than half of the length of the roof over the outrigger. Although this would normally be deemed to be of a significant size, the projection over the outrigger is set back enough for the dormer to be sufficiently proportionate and subordinate to the roof and property overall.

There are other similar developments of the same proportion and scale nearby, as such, it will be in keeping with the pattern of development in the area. The roof extension would also largely be screened from rear garden views as it is located at the rear of a row terraces and is set back and up on the existing two storey rear outrigger of the host property. The local character and visual amenity of the area will therefore be protected.

Given the existing degrees of mutual overlooking from first floor windows the degree of additional overlooking created by the dormer glazing is not considered materially significant. The proposal is therefore 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 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated within the approved plans..

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: 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
- **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