

Officer's Report

Application Number	HGY/2022/4247
Type	Full planning permission
Location	49 Sirdar Road, Wood Green, London, N22 6QS
Proposal	Proposed rear dormer with rooflights on front slope.
Case Officer	Daniel Kwasi
Valid Date	29/11/2022
Applicant	Alasdair Brotherston
Agent	mr George Kain

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

One representation has been received raising no objection subject to compliance with the requirements of the Party wall Act. As with all such applications, in the event of the application being approved, a standard informative would be included in the decision notice advising the applicants of their obligations under the Part Wall Act.

REASONS FOR GRANTING PERMISSION

The subject site is a first floor 2-bedroom flat with its own access to the outside without sharing a corridor with no.51. The proposed rear dormer would provide an extra floor with an en-suite bedroom for the flat and essentially convert it into a maisonette. 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.

The proposed rear dormer would be below the ridge of and above the eaves of the main roof. It would extend across the full width of the roof. However, there are examples of other similar sized dormers nearby and the proposed dormer would there not appear out of keeping or incongruous. The rooflights on the front slope would also not cause overlooking to the properties on the opposite side of the road.

The proposed rear dormer is considered proportionate to the host building and in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height and depth of the rear dormer 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. It is recommended that a condition be attached prohibiting the use of the flat roof above the existing outrigger from being used as an external amenity space without the approval of the LPA. The existing flat already has its own private external amenity space to the rear, accessed by an external staircase. 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 No part of the flat roof above the building's existing 2-storey rear projection shall be used as a roof terrace or balcony without the prior written consent of the Local Planning Authority.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

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.