

Officer's Report

Application Number	HGY/2023/0044
Type	Householder planning permission
Location	10 Donovan Avenue, London N10 2JX
Proposal	Variation to previous loft conversion permission (HGY/2020/1500) including alterations of the dormers to increase depth and creation of set back link.
Case Officer	Oskar Gregersen
Valid Date	06/01/2023
Applicant	Mr Gavin Warburton
Agent	Mrs Clara Tucker

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 The following issues were raised by neighbours, local groups and Councillors:

- Conservation officers were consulted on the application, however there were no objections to the proposal.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two storey, mid-terrace, residential dwellinghouse, with attractive period features. The site is located within Muswell Hill conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision. Officers note that this application is an amendment to a previously approved application HGY/2020/1500, where the proposal has increased slightly the depth of the dormers, and added a set-back link.

2.3 The proposal seeks permission for the extension of existing dormer roof extensions, and the inclusion of a set back link between the two. The dormer roof extensions were approved under HGY/2020/1500.

2.4 The alterations to the designs previously approved are too significant to constitute a non-material amendment, however officers note that they are not massively drastic. The link between the two dormers is set back and therefore the dormers remain a sub-ordinate feature on the roof of the host dwelling.

2.5 The additional depth added to the dormer roof extensions is such that they do not appear overbearing on the host property, further, the additional bulk added does not have any additional impact on neighbouring amenity when compared with the originally proposed scale.

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

2.7 The height and depth of the 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.

2.8 The proposed development is in general accordance with Policies DM1, DM9, 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.

2.9 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.10 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.

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.