

Officer's Report

Application Number	HGY/2022/4463
Type	Householder planning permission
Location	97 Carlingford Road, Tottenham, London, N15 3EJ
Proposal	Installation of photovoltaic roof panels onto existing roof
Case Officer	Sabelle Adjagboni
Valid Date	19/12/2022
Applicant	Mr Frederik Brysse
Agent	Mr Peter Lancaric

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 a two-storey single-dwelling-house in middle of Carlingford Road. The site is not located within a conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been considered when coming to this decision.

Permission is sought for the installation of photovoltaic panels to the front roof slope, and the rear outrigger roof slope, to be integrated into the existing roof tiling.

The introduction of energy saving and carbon reduction measures to this building are welcome, however, they must be balanced against the need to preserve and enhance the character of the area. The installation of solar panels to the front roof slope will alter the appearance of this historic property, however, it would be similar to such alterations to similar sites in the locality and weighing in the benefit in energy saving and carbon emissions reduction, it is considered acceptable in this case.

The projection of the panels at the front and rear is no more than 200mm from the roof surface; and the projection of the panels on the flat roof is 350mm but not higher than the existing party wall. Therefore, the height and depth of the proposal is subordinate to the host dwelling and the alterations 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.

The proposed development is in general accordance with Policies DM1 and DM21 of the Development Management, Development Plan Document 2017, and policies SP4 and SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

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, subject to conditions.

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: 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.