

Officer's Report

Application Number	HGY/2023/0117
Type	Householder planning permission
Location	162 Victoria Road, Wood Green, London, N22 7XQ
Proposal	Loft conversion including the erection of a dormer roof extension to the rear and the installation of two rooflights to the front roof slope.
Case Officer	Oskar Gregersen
Valid Date	12/01/2023
Applicant	Mr & Mrs A Rafferty
Agent	Mr Colin Davies

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

One representation has been received in response to notification and publicity of the application, objecting to the proposal.

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

- Overlooking
- Overshadowing
- Disturbance
- Plans not visible

Officer Comment: The proposal would be modest in size, and could be achieved under permitted development. This form of development is very common. The degree of overlooking of neighbouring properties would not be considered materially worse than current situation where rear gardens are overlooked by the existing first floor and roof extension windows of neighbouring properties. The scale and massing of the proposed roof extension would not result in a materially harmful increase in overshadowing or loss of light to neighbouring properties. The plans were made visible shortly after this comment was left, and as such there was ample time for nearby residents to assess the application and object

REASONS FOR GRANTING PERMISSION

The subject site is an attractive two-storey residential dwellinghouse in the north of the Borough. 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 proposal seeks the formation of a modest rear dormer roof extension, finished in similar materials to the existing, with a Juliet balcony. Additionally, the proposal seeks the installation of No. 2 rooflights on the front slope. The proposal is scaled such that it could be achieved under permitted development, and therefore can be supported.

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.

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.

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.

Informatives:

- **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.
- **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.