

Officer's Report

Application Number	HGY/2023/0014
Type	Full planning permission
Location	55 Albert Road, Wood Green, London, N22 7AA
Proposal	Enlargement of previously approved rear L shaped dormer, reduction in the number of front rooflights from three to two and their relocation and the creation of a juliet balcony.
Case Officer	Mercy Oruwari
Valid Date	04/01/2023
Applicant	Dr Sarah Sproson
Agent	Ms Ana Alonso Truan

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 row of terraces with even numbers on the lower floors and odd numbers on the upper floors. The properties have 2 storey bay windows at the front and deep 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/2022/2712 - Replacement of existing first floor side and rear windows, including the reinstatement of a blocked up window and installation of a rooflight. Granted

HGY/2020/0353 - Construction of a rear dormer with front elevation rooflights. Granted

HGY/1999/1090 - Insertion of three rooflights to facilitate the creation of an additional room to top floor flat. Granted

The proposal includes the enlargement of the extension over the outrigger by increasing the depth from 3.8 metres to 4.2 metres. This will be similar depth to the recently approved L shaped dormer at No 61 (HGY/2021/2336). The slight increase in the depth of the projection over the outrigger, along with the reduction of roof-lights (from 3 to 2), and the installation of the Juliette balcony are all acceptable alterations. The depth of the extension will be just over half of the length of the roof of the outrigger. Although this would normally be deemed to be of a significant size, the outrigger is quite deep and therefore the dormer would still be sufficiently subordinate to the roof and property overall.

Other than No 61, there are other similar developments of the same proportion and scale in the nearby area. Also the area in general has a mixture of roofs and buildings and therefore it would not be out of character.

The proposal overall 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.

There would be no side elevation windows within the dormer and the Juliet balcony would not enable external access. As such, the proposed rear dormer would not result in overlooking and loss of privacy into neighbouring rear gardens or windows over and above existing rear elevation windows. It would provide sufficient distance to neighbouring windows as to not appear significantly overbearing or result in a perceived sense of enclosure. 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.