

Officer's Report

Application Number	HGY/2023/0210
Type	Full planning permission
Location	173 Albert Road, Wood Green, London, N22 7AQ
Proposal	Conversion of the first floor flat's loft including the formation of dormer roof extensions to the main roof slope and to the outrigger roof slope, and the installation of two rooflights to the front slope & two rooflights to the pediment.
Case Officer	Neil McClellan
Valid Date	23/12/2022
Applicant	Mr Matt Sheldon
Agent	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

One representation has been received objecting to the proposal on the grounds that it could potentially increase the number of cars parked in an already overcrowded street,

REASONS FOR GRANTING PERMISSION

Proposal

Erection of dormer extensions to the main rear roof slope and to the rear outrigger in order to extend existing first floor flat.

Site Description

The subject site is a flat located on the first floor of a mid-terrace building located in Albert Road opposite the Oliver Tambo recreation ground.

Although the building appears to be an example of the late Victorian/Edwardian suburban terraced family dwellinghouses that dominate the area, it actually forms part of a terrace (inc. 147-217 Albert Road) of purpose-built ground and first-floor flats. Each flat has direct access to a small rear garden with the first-floor flats access through an internal rear staircase located within the outrigger.

The site is not located within a Conservation Area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

Two applications from over twenty years ago (Ref: HGY/2001/0303 and HGY/2001/0765) for dormer extensions to the upper floor flat were both refused planning permission because their size and general appearance were considered to be out of keeping with the character of the area and harmful to local visual amenity.

Considerations

Since the previous two refusals summarised above, there have been a number of roof extensions similar in scale and form to the current application. It would therefore be difficult to sustain an argument that the current proposal would appear out of character with the existing streetscene or out of keeping with the pattern of development in the area.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The two roof lights proposed to the front roof slope would be modest in size and would not detract from the character of the street scene. It is therefore considered that 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 existing flat has already has three bedrooms, all but two are small box rooms. The proposed extension will provide two new bedrooms and a new shower room. Proposed changes to the flat's first floor layout will see the two smaller existing bedrooms subsumed into a larger lounge and kitchen.

National or London Plan floor space standards are not applied to house or flat extension however it is worth noting that the internal floor area of the extended flats would be approximately 121 sqm significantly exceeding the relevant standard for a 6-person 4-bedroom unit spread over 2 floors. The flat also has direct access to a small private amenity space to the rear. The flat will continue to have dual aspect. Overall, the extended property will provide an acceptable standing of living accommodation.

Refuse storage will continue to be in the small forecourt to the front of the property. Space does not exist within the front forecourt to provide cycle parking. However as this is an existing unit this is not considered sufficient reason to refuse the proposal. Furthermore, the unit benefits from a secure private amenity space to the rear that could be used to store bicycles.

The objection from a neighbour raising concerns regarding the impact of a potential additional parking on an already congested street is noted. While there is no net increase in bedrooms proposed, it is acknowledged that two of the bedrooms in the extended flat will be significantly larger than is currently the case, and the additional living space could result in higher occupancy levels and potentially addition demand for on street parking. However, the potential increase is not considered significant enough to justify refusing the application.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 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: 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.