

Officer's Report

Application Number	HGY/2023/0221
Type	Full planning permission
Location	Flat 2, 13 Dashwood Road, Hornsey, London, N8 9AD
Proposal	Replacing rear first floor existing doors with Aluminium bi folding doors and increasing the height of two existing windows.
Case Officer	Michelle Meskell
Valid Date	23/01/2023
Applicant	Dr Anna Rom
Agent	mrs Shihanaz Mehra

RECOMMENDATION

Approve with Conditions

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PROPOSAL
Proposed to replace rear first floor existing doors with Aluminium bi folding doors and increasing the height of two existing windows.

REPRESENTATIONS
One representation received in response to notification and publicity of the application. The officer has taken note of the comments, the comments are non material to this proposal.

REASONS FOR GRANTING PERMISSION
The application site relates to a first and second floor flat property, located on the southern side of Dashwood Road. The building at 13 Dashwood is registered for Council Tax purposes as two flats. The road is predominately residential in character, characterised by low density housing. The host property is not listed and the site is not located within a conservation area.

The planning history of the site has been taken into account when coming to this decision.

The proposal seeks to replace rear first floor existing doors with Aluminium bi folding doors and increasing the height of two existing rear windows. The proposed replacement windows would be of similar materials on the rear elevation. This would minimise any impact on the appearance of the host building or the surrounding area. Therefore, it would not result in any material harm against the local character and visual amenity of the area. The proposal is acceptable in amenity terms given the nature of the proposal.

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. 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.

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 condition

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: 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.