

# Officer's Report

|                           |                                                                                                                                                                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0554</b>                                                                                                                                                                                                                    |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                                                                                                                  |
| <b>Location</b>           | 156 Maryland Road, Wood Green, London, N22 5AP                                                                                                                                                                                          |
| <b>Proposal</b>           | Formation of dormer roof extensions to the main roof slope and to the outrigger roof slope, with 1No. rooflight to the front slope & a Juliette balcony to the rear dormer, to create a Loft Conversion to an existing first floor flat |
| <b>Case Officer</b>       | Sarah Madondo                                                                                                                                                                                                                           |
| <b>Valid Date</b>         | 22/02/2023                                                                                                                                                                                                                              |
| <b>Applicant</b>          | Mr Sean Hill                                                                                                                                                                                                                            |
| <b>Agent</b>              | Mr Steve Carter                                                                                                                                                                                                                         |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **Proposed development**

Formation of dormer roof extensions to the main roof slope and to the outrigger roof slope, with 1No. rooflight to the front slope & a Juliette balcony to the rear dormer, to create a Loft Conversion to an existing first floor flat.

#### **Site and Surroundings**

The site is a purpose built dwelling with its own front door and the property is located on Maryland Road. The site is not in a conservation area nor is listed.

#### **Design and Appearance**

Permission is sought for the erection of L-shaped dormer to provide a bedroom and wet room on the outrigger. The existing property has deep outrigger and the proposal is for a dormer on the main roof and dormer the outrigger approximately 3 metres deep. The dormers would be finished in materials to complement the existing building. The main dormer would be full width, however set in slightly and the dormer extension on the outrigger would be significantly setback resulting in sympathetic and not overly dominant addition to the property. The proposal includes a Juliet balcony and rooflight to the front roofslope that would be flash to the roof which is acceptable. The proposal would not disrupt the prevailing pattern of development in the area, as the dormer is not visible from public vantage points. It is considered that the proposed dormer would not unduly dominant and will not present any adverse impact on the residential amenities of adjoining properties. The extension on the outrigger would be subservient addition to the roof and therefore considered to be proportionate and subordinate to the host building.

#### **Impact on neighbouring properties**

Given the existing degrees of mutual overlooking from first floor windows the degree of additional overlooking created by the dormer is not significant. Overall, the proposed roof 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.

## Conclusion

The proposed is acceptable acceptable and 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.

## 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 only be built in accordance with the following approved plans.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

## 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: 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.