

Officer's Report

Application Number	HGY/2023/0360
Type	Householder planning permission
Location	4 Ravenstone Road, Wood Green, London, N8 0JT
Proposal	Loft conversion, including the erection of dormer extensions to the main rear slope and outrigger.
Case Officer	Josh Parker
Valid Date	06/02/2023
Applicant	Mr Mackenzie
Agent	Lynda Wyer

RECOMMENDATION

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Approve with Conditions

Proposal

The applicant is proposing the following works to the roof of the dwelling: To construct a loft conversion, rear dormer & outrigger extension with the addition of 3 front rooflights. The proposed works would create an additional 2 bedrooms.

Site Description and History

The subject property at 4 Ravenstone Road is a 2 storey mid-terraced dwelling sited on the western end of 4 Ravenstone Road. The building is not listed nor is it within a conservation area.

All existing planning applications have been considered for this application:

HGY/2023/0360 - New single storey side and rear extension. Demolition of existing single storey ground floor extension. Still processing 17/04/2023

Design

Is the proposed development in keeping with the existing property (positively responds to the design of the original building)? Yes

Would the proposal be harmful to the character and appearance of the surrounding area (fails to respect local distinctiveness)? No

Would the proposal generally comply with the design guidance set out in the Haringey Development Management Plan DPD (2017). Yes

Design Comments:

The principle of a dormer, rooflights and outrigger extension is generally acceptable within the local context and can be seen on the southern side of Ravenstone Road. A dormer and rooflights would be typical for a host building like this and generally would be acceptable through a lawful development. The outrigger is something that can be seen at both addresses 32 and 34

Ravenstone Road with similar proportions to the proposed roof extension. The principle of the roof extensions are therefore generally acceptable and will not take away from the local distinctiveness.

The added roof space is what makes this application more than a lawful development because of the number of cubic metres proposed. The works would have a total of 49.5m³ where the allowed allowance is 40m³ for a terraced dwelling.

Although the threshold of cubic metres has been breached officers accept the outrigger and dormer is small/lightweight and follows the building lines of the original building. The proposed extension is considered subservient/subordinate and follows framework of an acceptable dormer/outrigger and similar to those mentioned earlier. The additions are therefore acceptable as the additional roof space will not be visible from public advantage points and would cause no harm to the character or appearance of the host building or wider terrace being consistent with established local pattern.

Amenity

Would the privacy of adjoining properties be adversely affected? No

Are the light levels enjoyed by neighbours unacceptably impacted, with regard to relevant guidance? No

Is the proposal of a size and siting that would be overbearing in appearance or cause a sense of enclosure to the neighbours? No

Is the proposal of a size and siting that would impact on the outlook for the neighbours? No

Amenity Comments:

As mentioned earlier, the dormer and rooflights are a typical development with the proposed proportions. The outrigger is not a common feature however can be seen on properties on the southern side of Ravenstone Road; the property at 2 Ravenstone will not have any unacceptable effects from the expansion of the roof as both the dormer and outrigger will not be overly pronounced beyond the original ridges and therefore subservient and subordinate to the existing roof lines.

There have been zero objections however the added windows face directly to the rear. The outrigger is well poised from the eastern property and may have a small effect on daylighting to the second floor window facing west however as mentioned earlier the outrigger is of a small and lightweight and subordinate to the host dwelling. Additionally these observations are also applicable when assessing sense of enclosure and privacy.

The proposed roof works will not be overbearing when considering the property at 2 and 6 Ravenstone Road. The proposed extension would not result in any adverse amenity effects to the neighbouring property due to height, scale, and general bulk of the extension. Moreover, all construction will generate noise that will be temporary in nature and will be within the permitted working hours. The impact on noise, sense of enclosure, privacy and daylight when considering the neighbours is of an acceptable nature.

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.