

Officer's Report

Application Number	HGY/2023/0512
Type	Householder planning permission
Location	16 Farrant Avenue, Wood Green, London, N22 6PB
Proposal	Loft conversion including the insertion of a conservation style roof light in the rear roof slope.
Case Officer	Oskar Gregersen
Valid Date	21/02/2023
Applicant	Mr Will Brown
Agent	Mr Civils

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No Responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential . The site is located within the Noel Park Estate conservation area. It does not fall within the curtilage of a listed building.

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

2.3 The proposal seeks the installation of a single conservation style rooflight on the rear elevation to facilitate a loft conversion to allow for additional living space for the residents of 16 Farrant Avenue.

2.4 The proposed rooflight would be of a similar style, and in a similar position, to that of many others in the vicinity, and is deemed to not have a more than substantial impact on the character of the host dwellinghouse or that of the surrounding area or Conservation Area as a whole.

2.5 The proposed rooflight would serve to provide light into a new room, as well as ventilation. Officers note that this new opening is not likely to cause any additional issues of overlooking and therefore is acceptable on amenity terms.

2.6 The proposed bedroom created by the rooflight would be 13.5m², with a sizeable additional space for storage. Given the size of the room and light afforded by the provision of a south facing roof light, Officers deem that a loft conversion would be appropriate in this instance.

2.7 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.

2.8 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.

2.9 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 proposed rooflight hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance and to protect the character and appearance of the conservation area.

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: 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.