

Officer's Report

Application Number	HGY/2023/0702
Type	Full planning permission
Location	First Floor Flat, 31 Dagmar Road, Wood Green, London, N22 7RT
Proposal	Formation of dormer roof extensions to the main roof slope and to the outrigger roof slope and the installation of three rooflights to the front slope
Case Officer	Kwaku Bossman-Gyamera
Valid Date	13/03/2023
Applicant	Mr Charlie McCarthy
Agent	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

1. APPLICATION DETAILS

Proposal: Formation of dormer roof extensions to the main roof slope and to the outrigger roof slope and the installation of three rooflights to the front slope

2. REPRESENTATIONS

2.1 No representation was received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a two-storey mid terraced dwelling house situated on the south-western side of Dagmar Road. The property has been converted into 2 self-contained flat in the 1980s. Proposal relates to the first floor flat. The surrounding area is wholly residential in character and has a long 2-storey outrigger.

3.2 The site is not] located within any conservation area and does not fall within the curtilage of a listed building.

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

- OLD/1985/0294 Approved with Conditions 15/01/1985 - Conversion into two self-contained flats.

3.4 Dormer above the outrigger projection are normally not acceptable. Considered the dormers on its own it is excessively bulky and conflict with the DPD and SPG1. However, there are circumstances in this case which indicate a decision contrary to these policies. It is important to note that the Local Planning Authority has granted planning permission for similar proposal for extension with a rear dormer on the outrigger within the street namely at:

- 7 Dagmar Road. Planning Reference: HGY/2008/2167 – (Granted Permission)
- 9 Dagmar Road. Planning Reference: HGY/2018/1200 – (Certificate of Lawfulness).
- 11 Dagmar Road. Planning Reference: HGY/2005/2107 – (Granted Permission).

- 23 Dagmar Road. Planning Reference: HGY/2016/0429 – (Certificate of Lawfulness).
- 39 Dagmar Road. Planning Reference: HGY/2019/1180 – (Certificate of Lawfulness).
- 47 Dagmar Road. Planning Reference: HGY/2020/1388 – (Certificate of Lawfulness).
- 79 Dagmar Road. Planning Reference: HGY/2013/1403 – (Granted Permission).

3.5 An inspection of the site confirms the implementation of the latter approvals. Some of the adjoining property and other along the street have rear box dormers on the outrigger and they are part of the established appearance of the terrace and can - not be ignored in this context of the application site. Given the presence of these adjoining existing dormers, the proposal is not out of place in its very local context and more in keeping with its immediate surroundings.

3.6 Most of these extensions have been built as lawful development, a route not available to the application property, as it is flat. These examples are relatively spaced out and most roofs within proximity to the application site remain unaltered. It is also acknowledged that none of the roofs in the rest of the short terrace of which the application property forms a part of have been altered and would not be able to undertake similar alterations under permitted development, as they too are flats. However, the most significant example is the large dormer extension that has recently been built on Crescent Road, across the full width of that property's rear roof slope and over its entire rear outrigger. Given that property's layout, being end of mid terrace, 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. Therefore, the local character and visual amenity of the area will be protected.

3.7 Proposed front roof light are modest in size and as such would not detract from the character of the locality.

3.8 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.

3.9 Given the size of the rear dormer on the outrigger, covering less than half of the rear outrigger projection and as such sizable part of the outrigger is retained. This would screen off partial part of the rear dormer from the surrounding views.

3.10 The proposed development is in general accordance with Policies DM1 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.

3.11 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(s):

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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.