

Officer's Report

Application Number	HGY/2023/0758
Type	Householder planning permission
Location	Flat A, 59 Trinity Road, Wood Green, London, N22 8XU
Proposal	Loft extension with an L-shaped rear dormer with an obscure glazed side window above main roof and outrigger. Conversion of roof space into habitable space to create a bedroom and a home office.
Case Officer	Daniel Kwasi
Valid Date	17/03/2023
Applicant	Mr Fani
Agent	Mr Dipesh Surti

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a first floor flat in a subdivided property with a pinnacle above the bay window. The neighbouring properties are also terraced properties, some of which are similar to the appearance of the host dwelling. Finsbury House is the high-rise block of flats nearby to the site, which is to the southeast of the site. The site is not in any conservation area and does not fall within the curtilage of a listed building. The site is within walking distance to the nearest bus stop, with bus routes that connect the site to Edgware and Turnpike Lane.

The planning history of the site has been taken into account when coming to this decision. On the southwest side of Bounds Green Road, along Eastern Road and Imperial Road, are properties with a similar appearance to the site that have had loft extensions with half-depth rear L-shaped dormers.

The proposed development would comprise the extension of the loft with a rear L-shaped dormer on the main roof and above the outrigger. It would create an additional floor for the existing first floor level flat. The dormer would include a 1no. bedroom, a new bathroom that would replace the first-floor level bathroom, and a new home office. The side window for the new bathroom would be obscure glazed and would be positioned 1.7m above the finished floor level. The proposed external materials of the dormer would be finished in zinc cladding to provide a modern appearance.

The original proposal included a full depth dormer above the outrigger, however this was amended to reduce the depth above the outrigger to 75% depth and then down 50% depth, so that it appears subservient to the host dwelling, and reduces the amount of overshadowing that it would cause to the neighbouring properties.

The proposed rear L-shaped dormer would be below the ridge and above the eaves of the main roof, and above the eaves of the outrigger. Therefore, the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

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.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy 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.

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.

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.
- **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.