

Officer's Report

Application Number	HGY/2023/0488
Type	Full planning permission
Location	31 Princes Avenue, Wood Green, London, N22 7SB
Proposal	Rear dormer with roof lights in front slope plus changes to doors at rear 1st floor.
Case Officer	Sabelle Adjagboni
Valid Date	20/02/2023
Applicant	Tom Holland
Agent	Mr George Kain

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a rear dormer with roof lights in the front slope. The proposal also includes changes to doors at the rear 1st floor level.

Site and Surroundings

The application site is a two-storey Victorian house at the centre of Princes Avenue. It is not in a conservation area nor is it a listed building.

Quite a number of the houses in close proximity to the site have roof extensions of various sizes.

Relevant Planning and Enforcement History

There is no recent planning history in relation to the site.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 9 letters to neighbours. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
2. Impact on neighbouring amenity.

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed main dormer is nearly the full width of the existing house, approximately 5m and is about 7.1m deep with a height of approximately 2.43m; and is set in at the boundary by 0.5m. The rear dormer is about 3.7m deep, almost halfway into the outrigger and is set in at the boundary by 0.5m with a height around 2.43m. This is considered acceptable and subordinate to the host dwelling. It is also in keeping with the pattern of development in the area.

The overall height of the proposal is below the height of the existing roof. The rooflights proposed on the front roof slope meet the general standard acceptable. Likewise, the Juliet balcony proposed in the rear dormer and on the first floor to replace the existing windows and doors also meet the acceptable standard and give the rear elevation a cleaner aesthetic. Additionally, the proposed materials match with the existing where applicable.

Therefore, the scheme does not undermine the existing uniformity of the host building.

As such, the proposal is considered in line with the above policies.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposed windows, and doors would have views overlooking the application site's back garden. There are no proposed side windows and this would be typical of similar roof extensions in the surrounding area. Therefore, the proposal will have a minimal impact on the privacy, in line for neighbouring rear dormer roof extensions.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

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.

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.

- 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.