

Officer's Report

Application Number	HGY/2023/1369
Type	Householder planning permission
Location	12 Warham Road, Hornsey, London, N4 1AT
Proposal	Proposed L-shape Dormer roof extension to extend over outrigger and insertion of 3No Velux windows to front roof slope.
Case Officer	Josh Parker
Valid Date	23/05/2023
Applicant	Mr Pablo Prieto
Agent	Mr Steven french

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The application site is a two storey mid-terrace residential property that is in use as a single dwellinghouse. The site is not within any conservation area nor is it within the curtilage of a listed building. The surrounding area is predominantly residential in character with two-storey Edwardian styled terraced buildings, some of which have has loft extensions and conversions.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

Design and Appearance

This is an application for the proposed loft conversion/extension with a rear L-shaped dormer on the main roof and above the outrigger, and an additional 2 front slope rooflights to total to 3. The proposed loft conversion would provide an additional bedroom with an office and en-suite. The external materials would comprise of horizontal cladding or similar, with windows facing the rear garden.

The proposed rear roof dormer would be between the flank walls, below the ridge, and above the eaves of the main roof. The dormer above the outrigger would be half the depth of the outrigger similar to the example at no.22. As such, 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.

Impact on Neighbouring Amenity

The height and depth of the roof dormer extension and the front rooflights would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties. There will be no material loss of privacy to neighbouring properties as all windows are facing the rear garden. The proposal is acceptable as it meets all amenity tests.

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.

- 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: 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.