



Officer Report

Application Number:	HGY/2023/1183
Application Type:	Full planning permission
Address:	First Floor Flat, 24 Arcadian Gardens, Wood Green, London, N22 5AA
Proposal:	Loft conversion with rear dormer and velux windows to the front
Case Officer:	Sabelle Adjagboni
Valid Date:	28/04/2023
Applicant:	3 Mr Mark Crooks
Agent:	Civils Consulting Ltd

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for a loft conversion including a rear dormer with 2x Velux roof lights in the front slope.

Site and Surroundings

The application site relates to a first-floor flat in a two-storey house with two flats at the western end of Arcadian Gardens. It is not in a conservation area nor is it a listed building. Although not a very common feature on the street, some properties a few blocks away from the application site can be seen to have roof extensions.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site, however, the history of the site shows that it was converted into flats in 1988.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 6 letters to neighbours. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
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 rear dormer is full width, approximately 5.4m wide and is about 3.7m deep with a 20cm set back at the rear. The height of the proposed loft is approximately 2.3m. The overall height of the proposal is below the height of the existing roof. Therefore, the scale of the proposal is considered acceptable and subordinate to the host dwelling. It is also in keeping with the pattern of development in the area.

The rooflights proposed on the front roof slope meet the general standard acceptable. Likewise, the Juliet balcony proposed in the rear dormer also meet the acceptable standard. 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 of the proposal will look within the application site's back garden. There are no proposed side windows. Therefore, given the modest scale of the proposal, it will have a minimal impact on the privacy, daylight, sunlight, and sense of enclosure of the neighbours.

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

Conclusion

The proposal is considered acceptable in design and amenity terms as set out above.

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 conditions

Registered No. HGY/2023/1183

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: 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.