



Officer Report

Application Number: HGY/2023/1592
Application Type: Householder planning permission
Address: Flat A, 47 Lyndhurst Road, Wood Green, London, N22 5AX
Proposal: Proposed loft conversion including the construction of a rear dormer extension and insertion of three rooflights on the front slope.
Case Officer: Daniel Kwasi
Valid Date: 16/06/2023
Applicant: Mr M Michael
Agent: John Perrin

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 level flat in a mid-terrace subdivided residential property. The building is white render, with two bay windows on the ground and first floor and a pinnacle above. It has a front garden and rear garden for the ground floor flat. It is on the north side to Lyndhurst Road, where the surrounding properties are predominantly residential. The site is not located within any conservation area and does not fall within the curtilage of a listed building. There is an existing single storey rear extension on the ground floor.

There is no planning history of the site. There are similar examples of in the surrounding are, which have been taken into account when coming to this decision.

145, Lyndhurst Road

HGY/2022/3471 GTD 16/2/2023 Rear dormer with rooflights on front slope.

146, Lyndhurst Road

HGY/2016/3875 GTD 03/1/2017 Loft conversion with a rear dormer window to existing first floor flat.

The proposed development is for a loft conversion comprising rear dormer construction on the main roof, and the insertion of 3no. rooflights on the front slope – 2no. for the loft bedroom and 1no. rooflight for the new staircase. This loft conversion would provide accommodation for a second bedroom and shower room and providing a second floor for the first floor flat. There would be a rear facing double glazed window for the bedroom and an obscure glazed window for the bathroom.

The proposed materials would be vertical hanging tiles to match the existing, 3 layer felt flat roof above the dormer, and the rooflights would double glazed Velux and would not project more than 150mm above the finished roof level.

The dormer would be below the ridge, above the eaves, and within the flank walls of the main roof. 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 proposed rear dormer window and the front rooflights would not cause overlooking to the neighbouring properties given the current extent overlooking from first floor windows and similar dormers within the vicinity of the site. 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, 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.