



Officer Report

Application Number:	HGY/2023/1573
Application Type:	Householder planning permission
Address:	Flat B, 99 Turnpike Lane, Wood Green, London, N8 0DY
Proposal:	Construction of a loft extension with a rear dormer and Juliet balcony and the erection of a second floor rear extension with a flat roof and parapet wall, to extend the existing one-bedroom second floor flat into a two-bedroom split-level flat occupying the second and third floors (C3 Use Class).
Case Officer:	Daniel Kwasi
Valid Date:	14/06/2023
Applicant:	Mr Sorted
Agent:	Michael O'Farrell

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 second floor level flat in a mixed use residential building. The ground floor level is commercial whilst the upper floor levels are residential. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The surrounding area is also mixed use with commercial use on the ground floor and residential use on the upper floors.

The planning history of the site has been taken into account when coming to this decision.

HGY/2022/0174 REF 25/2/2022 Second storey rear outrigger extension to existing flat and rear dormer roof extension to create additional flat.

The proposed development is for the construction of a loft extension with a rear dormer and Juliet window, and the erection of a first floor rear extension with a flat roof and parapet wall. The loft extension would provide 1no. additional bedroom with en-suite for the second floor level flat, and first floor level rear extension space for the new bedroom with an en-suite. The existing flat space would be altered by converting the existing bedroom into a kitchen/dining room. The proposed materials would match the brick walls and uPVC windows to match the existing, and felt above flat roofs of the dormer and second floor extension. The loft conversion would also include 3no. rooflights on the front slope.

The proposed development is almost identical in external appearance to the previously refused application under HGY/2022/0174. The only difference is there would not be a side window on the proposed second floor rear extension facing no.101.

There have been a number of significant extensions and alterations to the rear of properties within this section of Turnpike Lane at first, second, and roof floor roof levels of varying scale and bulk. The proposed second floor and roof extensions would not be an uncharacteristic addition within the townscape in terms of scale or design.

The rear dormer would be lower than the ridge and above the eaves so it would be within the confines of the rear slope of the main roof. The rear extension would also be up to the same width and depth of the first floor level rear extension. 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 proposed extensions 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.