

Application Number:	HGY/2023/1763
Application Type:	Full planning permission
Address:	25 Crescent Road, Wood Green, London, N22 7RP
Proposal:	Loft Conversion to existing first floor flat, including the formation of dormer roof extensions to the main roof slope and to the outrigger roof slope and the installation of two rooflights to the front slope
Case Officer:	Oskar Gregersen
Valid Date:	04/07/2023
Applicant:	Ms Kim Voerman
Agent:	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential dwellinghouse, finished in red brick on the front elevation, with attractive detailing. The site benefits from an outrigger of considerable size and small front and rear gardens. Haringey Planning maps show that the site has been sub-divided as 4 flats, however records are unclear when this happened.

2.2 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

2.4 Permission is sought for the formation of an L-shaped rear dormer roof extension, with the installation of No. 3 roof lights on the front slope and one roof light on the roof of the proposed extension. The dormer rear extension would be 2.7m deep, by 5.13m wide and 2.15m tall. The outrigger portion of the extension would be 3.98m deep by 2.04m tall and 3.22m wide.

2.5 The proposal seeks the installation of No. 3 roof lights on the front slope. These rooflights would not protrude more than 150mm from the roof slope, and therefore are deemed not to be negatively impactful to the character of the host building or surrounding area.

2.6 Officers note that the scale of the proposed L-shaped roof extension would be in line with the limits formed by the General Permitted Development Order (GPDO), however as this site is divided as self-contained dwellings, permitted development rights do not apply in this instance. Notwithstanding this, the proposed scale of the roof extension is deemed to appear subordinate to the host dwelling and surrounding area in line with Local Plan (2017) Policy SP11 and DPD Policy DM1.

2.7 In terms of scale, the proposal is similar to that of extensions in place elsewhere in the terrace and nearby, and as a result Officers deem that the proposal would be in keeping with the pattern of development in the area.

2.8 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.

2.9 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.

2.10 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.

2.11 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: 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: 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: 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.