



Officer Report

Application Number:	HGY/2023/1255
Application Type:	Householder planning permission
Address:	47 Thorold Road, Wood Green, London, N22 8YE
Proposal:	Loft conversion including a dormer extension to the rear roof slope and the installation of two 'conservation style' roof lights to the front. roof slope.
Case Officer:	Josh Parker
Valid Date:	10/05/2023
Applicant:	Mr Kocen
Agent:	Miss Charlotte Coen

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING AREA

The proposal site is a two-storey mid terraced dwelling situated on the Northern side of Thorold Road in use as a single dwelling. The terraces in the on Thorold Road are from late Victorian-Edwardian era, comprised with brick, varying in colours and design. The site is not a listed building, however, is located within the Bowes Park conservation area (CA).

PROPOSED DEVELOPMENT

To Create a loft conversion with a stepped in rear dormer. The dormer will accept two no. mock sash windows and one no. roof vision panel to be constructed into the roof of the dormer. Openings to be created in the front roof slope to accommodate 2 no. Conservation Velux windows.

SITE HISTORY

All existing planning applications have been considered for this application:

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and site and press notices. No representations have been received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Bowes Park conservation area,
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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

There are a number of dormer extensions present on both the northern and southern sides of Thorold Road. Various modifications like extensions, skylights and solar panels and dormers can also be observed from the rear and above, with rooflights on numerous other properties i.e. No's 9, 24 & 44 . The principle of the rear dormer and rooflights to the front roof slope is already well established within both terraces and therefore, the additions would not appear out of place nor harm the conservation area pending on the materials and design discussed below.

The proposed dormer is a proportionate subservient addition to the rear elevation utilising materials to match the existing. The simple design and modest size matches the other examples in the relevant terraces mentioned earlier. One component that is outside of the conventional dormer is the proposed vision panel on the flat roof of the dormer, which, appears to be the same elevation or slightly protruding above the ridge line. The vision pane has the dimensions of 1.6m by 0.55m and is sited approximately 0.8m from the ridge line meaning it would not be visible from the streetscape or from windows in the opposite terrace. The officer accepts that this would have a positive effect on the natural lighting of the dwelling and that the material difference to the dormer in design terms could be likened to to a the solar panels on the roof of the dormer at No. 38.

As such, the proposed works are minor in nature and will enhance the conditions of the existing flat with the introduction a better layout and additional space. The scheme will not compromise the local distinctiveness or Bowes Park CA and therefore is acceptable in terms of design for the reasons discussed above.

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 proposal would not have a negative impact on the neighbouring properties due to its siting, separation, and design. The proposal does not have any windows facing the neighbours except to the rear, which are of a modest size and separation due to the rear garden. The proposal therefore

is not considered to adversely impact neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy and would be considered acceptable.

Conclusion

The proposal is considered moderate and acceptable. 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.

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: 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.