



Officer Report

Application Number: HGY/2023/1830
Application Type: Householder planning permission
Address: First Floor Flat, 211 Lyndhurst Road, Wood Green, London, N22 5AY
Proposal: Loft conversion incorporating the formation of a hip to gable extension, a rear dormer and the installation of 3x front rooflights.
Case Officer: Mercy Oruwari
Valid Date: 11/07/2023
Applicant: Mr Parit Shah
Agent: Mr John Ioannou

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 mid-terrace property, however there is a gap/passage between the host building and No 213. The property backs onto a row of garages which sit on the border of Enfield. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

- HGY/2022/4050 – Certificate of lawfulness for the existing conversion into 2 self-contained flats. Permitted Development
- HGY/2022/0553 – Erection of single storey rear extension. Granted

2.3 The proposal includes a hip to gable extension, a wide rear dormer and the installation of roof-lights on the front roof-slope. Within the immediate area there is a precedent for wide rear dormers (Nos 215-219), and therefore this element of the development will not be out of character. In addition, the rear dormer cannot be seen from any public vantage point. Overall the dormer will be in keeping with the prevailing pattern of development that can be found in the immediate vicinity.

2.4 When considering the hip to gable extension it is acknowledged that the roofs/rooflines on this street do not follow a uniformed pattern with the majority being adjoined terraced properties with double storey rear outriggers. However, Nos 207-225 do have similar roofs/rooflines with no outriggers. Although the host site is a mid-terrace house, which is part of a set of 3, their property

being the last in the set benefits from a hipped roof and a passageway that creates a separation between them and No 213. The proposed hip to gable and rear dormer would be larger than what would normally be deemed acceptable even for permitted development for a single dwelling property of this type, but it would not be highly noticeable being the last in the set and it would also not significantly change the character on the street. In addition, the alteration would mirror the roof extension at No 219 and would therefore not appear out of place for this row of houses. The principle of the hip to gable roof extension is therefore acceptable.

2.5 The rooflights are a common feature on most roads including on Lyndhurst and would also be acceptable.

2.6 The proposal overall 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.

2.7 Regarding any potential loss of privacy the new side window opening created on the hip to gable end extension would be facing the roofslope of No 213. It would be obscured and non opening. Due to the separation gap between the properties the side window would not prevent any future development for No 213. In terms of impact at the rear, the degree of additional overlooking created by the dormer glazing would be similar to the existing first floor windows and would not be considered materially significant. The proposal is therefore acceptable in amenity terms.

2.8 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

2.9 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: 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.