



Officer Report

Application Number:	HGY/2023/1819
Application Type:	Householder planning permission
Address:	68 Albert Road, Wood Green, London, N22 7AH
Proposal:	Erection of rear dormer and roof extension to form a L shaped dormer including the insertion of 1x front/ 3x rear rooflights. Replacement of existing shed in the rear garden with a single storey outbuilding for use as a studio and creation of bike storage in the front garden.
Case Officer:	Mercy Oruwari
Valid Date:	10/07/2023
Applicant:	Bart
Agent:	Mr Benjamin Machin

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 the first floor flat of a row of terraces containing two even number flats i.e. No 66 on the lower floor and No 68 on the upper floor. The properties have 2 storey bay windows at the front and deep 2 storey outriggers at the rear. The site is not located within any conservation area and does not fall within the curtilage of a listed building. There is no previous planning history on the site.

2.2 The proposal includes the formation of a L shaped dormer. Roof extensions are typically required to be confined to the rear or least important facade and should not upset the scale or proportions of the building. This dormer will be full width and will project onto the roof of the outrigger. The depth of the extension will be half of the length of the roof of the outrigger. Although this would normally be deemed to be of a significant size, the outrigger is quite deep and therefore the dormer would still be sufficiently subordinate to the roof and property overall.

2.3 There are other similar developments of the same proportion and scale in the nearby area. Also, the area in general has a mixture of roofs and buildings and therefore it would not be out of character.

2.4 The rear windows in the new structure would not be in an uncharacteristic location for a residential building in any roof extension and therefore not considered detrimental to the loss of privacy to any neighbouring properties. The proposal is acceptable in amenity terms.

2.5 The proposal also includes the replacement of the shed in the host flats share of the garden at the rear with an outbuilding. The flat roofed structure would be 5.4 m² in size and 1.7 m high. In the context of the location of the outbuilding at the rear of the garden, it would sit to the rear of one of buildings in the industrial estate. The modest height and depth can therefore be considered acceptable.

2.6 The final part of the proposal is for the erection of a small bike shed in the front garden located close to the boundary of No 70/72. The new bike shed will be located along the front wall facing the road. The height, width and depth of the new bike shed would be modest and not highly noticeable from the main road.

2.7 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.

2.8 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 unless otherwise stated within the approved plans.

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.