



Officer Report

Application Number:	HGY/2023/2148
Application Type:	Householder planning permission
Address:	12 Rokesly Avenue, Hornsey, London, N8 8NR
Proposal:	Construction of hip to gable and rear dormer extensions to facilitate loft conversion with associated front roofslope rooflights
Case Officer:	Laina Levassor
Valid Date:	04/09/2023
Applicant:	Mr & Mrs Ashley and Marilyn Rice
Agent:	Kathleen Chan

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

The subject site is a two storey dwelling located on the southern side of Rokesly Avenue.

The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

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

REASONS FOR GRANTING PERMISSION

This application seeks permission for the construction of a hip to gable extension and dormer extension to facilitate the creation of an additional bedroom at roof level.

The host dwelling is one of several constructed in a similar architectural style set within a small terrace along the southern side of Rokesly Avenue, many of which have been extended by way of constructing a dormer extension. An example of a hip to gable construction can be seen at the end of the terrace at No.2.

The proposal is to be constructed in materials matching the construction of the original dwelling and 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, depth and placement of the 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, DM9, 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.