



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/1224</b>                                                                                                                  |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                |
| <b>Address:</b>            | 101 Woodstock Road, Hornsey, London, N4 3EU                                                                                           |
| <b>Proposal:</b>           | Loft conversion comprising a rear dormer extension and the installation of two conservation style rooflights in the front roof slope. |
| <b>Case Officer:</b>       | Neil McClellan                                                                                                                        |
| <b>Valid Date:</b>         | 09/05/2023                                                                                                                            |
| <b>Applicant:</b>          | Mr Hugh Goldsmith                                                                                                                     |
| <b>Agent:</b>              |                                                                                                                                       |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **DETAILS OF PROPOSAL**

Proposed loft conversion comprising a rear dormer extension and the installation of two conservation style rooflights in the front roof slope.

#### **SITE DESCRIPTION**

Three storey, mid-terrace house located on the north-eastern side of Woodstock Road. The property is located within the Stroud Green conservation area.

#### **PLANNING HISTORY**

PRE/2023/0078 - Pre-application advice sought for a proposed loft conversion including rear dormer extension and UV panels to front roof slope. The advice given was that a dormer on the rear roof slope would be supported if it matches the proportions of the previously approved but not implemented dormer extension (HGY/2016/3189 – see below). It was also advised that the proposed PV panels could be installed under permitted development.

HGY/2023/0799 - Certificate of lawfulness **granted** for a proposed outbuilding (garden room) in the rear garden of the property.

HGY/2016/3189 - Planning permission **granted** for the formation of a loft extension comprising a stepped in dormer at the rear and two conservation style rooflights in the existing front roof slope, with a sliding window to rear elevation. Decided 02.11.2016. This permission was not implemented and has now lapsed.

#### **REPRESENTATIONS**

One representation has been received supporting the application.

#### **REASONS FOR GRANTING PERMISSION**

The application proposes a rear dormer set in from the sides of the property by 0.90 and 0.60 metres and set up from the eaves by 0.7m. It therefore matches the size and massing of the previously approved, but not implemented dormer (see history above). The proposal would be of a similar size to an existing dormer extension to the rear of 105 Woodstock Road granted permission in 2004.

The proposed dormer would take up approximately just over half of the rear roof slope and is considered to sit comfortably within the property's rear elevation and appearing as an appropriately subordinate addition, that respects the original form and design of the building.

The two proposed roof lights to the front roof slope are indicated as being 'conservation' style, flush with the plane of the roof. These windows are relatively small and would have a suitably discreet and respectful appearance. In the absence of an article 4 direction controlling such alterations, these rooflights would be permitted development.

Given the above, it is considered that, the character of the property and local visual amenities will be protected, and the character and appearance of the Stroud Green Conservation Area protected.

The height and depth of the extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to neighbouring properties. There are two secondary windows proposed in the flank elevation of the outrigger dormer facing towards the side elevation of the neighbouring property's outrigger. A condition is proposed requiring that these windows be fixed and obscured to prevent any potential loss of privacy. A window on the end of the proposed dormer will provide outlook and daylight to the new bedroom. Subject to this condition 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 and DM12 of the Development Management, Development Plan Document 2017, and policies 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.

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.

### **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 their 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.