



Officer Report

Application Number:	HGY/2023/2235
Application Type:	Householder planning permission
Address:	Flat 2, 112 Haringay Road, Tottenham, London, N15 3HX
Proposal:	Loft conversion with a rear dormer extension and insertion of 2no. rooflights on front roof slope.
Case Officer:	Daniel Boama
Valid Date:	17/08/2023
Applicant:	Mr Carlos Garcia
Agent:	Mr Fraser Tugby

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a first floor level self-contained flat in a subdivided two storey mid-terrace residential property with a hipped roof and an attached garage on the west side of Walpole Road. The surrounding area is predominantly residential, with a mix of dwellinghouses and subdivided flats. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

The proposed development comprises a loft conversion with the construction of a rear dormer and the insertion of 2no. rooflights on the front slope. The proposal would provide a bedroom and shower room in the loft, therefore providing a second floor the first floor flat.

The proposed rear dormer is below the ridge by 500mm, above the eaves by 500mm, and within the flank walls of the site by 500mm. The 2no. rooflights would not protrude more than 150mm from the roof slope, and therefore are deemed not to be negatively impactful to the character of the host building or surrounding area.

The proposal 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 and depth of the proposal 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 and DM12 of the Development Management, Development Plan Document 2017, and policy 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: 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.

