



Officer Report

Application Number:	HGY/2023/2325
Application Type:	Full planning permission
Address:	Flat A, 372 Alexandra Park Road, Wood Green, London, N22 7BD
Proposal:	Formation of a hip-to-gable loft conversion with the addition of a rear single dormer loft extension and replacing a single large window in the side elevation with two smaller windows with obscure glazing, to the upper floor flat of a semi-detached house.
Case Officer:	Eunice Huang
Valid Date:	05/09/2023
Applicant:	Richard Kaufman
Agent:	David Abimbola

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 No consultation responses were received.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters. No representations were received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for the formation of a hip-to-gable loft conversion with the addition of a rear single dormer loft extension, and replacement of a single large window in the side elevation with two smaller windows with obscure glazing, to the upper floor flat of a semi-detached house.

3.2 The application site is a two storey semi-detached dwelling with a basement. The building is divided into two flats; one on the basement and ground floor level, and one on the first floor level. The proposed development relates to the flat on the first floor level. The site is located on the southern side of Alexandra Park Road, and forms a pair with the east-adjointing semi-detached dwelling at No. 374 Alexandra Park Road. The site is located in a residential area. Alexandra Park adjoins the site to the rear (south).

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

- HGY/2018/0003 – Excavation of basement under existing building footprint and the installation of front and rear lightwell – Approved with conditions 01/2/2018.
- HGY/2014/2826 – Erection of single storey rear extension – Approved with conditions 25/11/2014.

3.4 The development history of the adjoining semi-detached dwelling at No. 374 Alexandra Park Road has also been considered. This includes a hip-to-gable roof extension and rear dormer window for which a certificate of lawfulness (HGY/2019/2438) was issued on 02/10/2019.

3.5 The proposal entails the addition of a rear dormer, with a hip-to-gable roof extension, in order to facilitate a loft level. The loft would be composed of one main room, designated as an office/studio/spare bedroom, with a shower room and storage. The hip-to-gable extension maintains the existing ridge height, and it would be composed of tiles to match. This gable conversion would be consistent with that of the adjoining semi-detached dwelling in the pair (No. 374). The proposed side roof extension would thus be compatible with adjoining dwelling and the streetscape. The internal dimensions of the dormer measure 6.54m width by 3.487m depth. The dormer addition is set below the existing ridge height of the dwelling and set in from the edge of the roof plane. The dormer is also setback from the rear hipped roof element and rear chimney stack. The dormer addition would thus appear subservient to the existing building bulk. The dormer addition is comparable in scale and siting to that at No. 364. It would not dominate the host building or neighbouring properties.

3.6 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The subject site and neighbouring properties along this side of Alexandra Park Road benefit from the north-south orientation of the lots; the roof extensions are located to the north of the rear windows and rear gardens, minimising overshadowing impacts. In relation to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties, including neighbouring loft-level windows. The proposed loft-level rear glazing therefore would not have a material adverse overlooking impact in this context. The new side-facing windows are proposed with obscure glazing.

3.7 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 2017, and Policy 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.

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

4. RECOMMENDATION

GRANT PLANNING 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.

- 4 Notwithstanding the plans hereby approved, the new first-floor and second floor side windows on the elevation facing 370 Alexandra Park Road shall be obscured glazed to level 3 or higher on the Pilkington scale. This specification shall be complied with before the extension is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with 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.

