



Officer Report

Application Number:	HGY/2023/2672
Application Type:	Householder planning permission
Address:	97A Chilton Court, Truro Road, Wood Green, London, N22 8DH
Proposal:	Loft conversion with the erection of 1no. rear dormer, 1no. side dormer, and 1no. side slope rooflight.
Case Officer:	Daniel Boama
Valid Date:	05/10/2023
Applicant:	MRS VIDYA MOHAMED ALI
Agent:	MR Faluck Patel

RECOMMENDATION

Approve with Conditions

Proposed development

This is an application for a loft conversion with the erection of 1no. rear dormer, 1no. side dormer, and insertion of 1no. side slope rooflight including internal alterations. The proposed extension would provide 1 extra bedroom with ensuite on the loft floor to the existing flat, to create a 3-bedroom flat.

Internal alterations would also occur on the first floor whereby the living area would be replaced by a new kitchen, which would be opened up by removing the wall to create an open plan kitchen/dining area. The bedroom would replace the lounge. A wall would be built next to the staircase to provide privacy for the bedroom. The living area would replace the existing bedroom.

Site and Surroundings

The application site is a self-contained flat across the first and loft floor levels at Chilton Court on the southside of Truro Road. It has a side/rear balcony that is accessed via the existing kitchen. It is in Chilton Court, in the westside building that is stepped back from the public highway. Access to the flat is from the front through an enclosed staircase. The site is not in conservation area nor is it the curtilage of a listed building. The surrounding area is predominantly residential in character.

The nearest transport links within walking distance are Bounds Green Underground Train Station and Bowes Park Train Station to the north west via A109/Bounds Green Road, and Alexandra Palace Train Station to the southwest via A109/Bounds Green Road and Park Avenue.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

There is no planning history in relation to the site.

CONSULTATION RESPONSE

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 18 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
2. Impact on neighbouring amenity.

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed rear dormer would replace the existing rear rooflight to create Juliet balcony for the new en-suite bedroom. It would comprise a combination of a gable roof and flat roof whereby the flat top would separate the slopes, which would create more space for the bedroom. The slopes on the dormer roof would run parallel to the existing roof. The flat top would ensure that the dormer roof would be lower than the ridge by 0.9m, and it would be above the eaves by 0.3m.

The proposed side dormer would comprise a flat roof that would be below the ridge by 0.9m and above the eaves by the same distance. It would provide more space for the existing staircase to create a corridor that would separate the two bedrooms. The proposed rooflight will allow for natural light to enter the en-suite in the new bedroom.

Overall, 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.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposed rear dormer would be facing the rear of the property and is not in a position to cause overlooking neighbouring properties. The side dormer would be facing the brick wall block of flats at no.101 Romagna, and so it would not be facing habitable room window. This proposed rooflight is not in position to cause overlooking. Overall the proposal is acceptable in amenity terms.

Conclusion

The proposal is considered acceptable in terms of design and appearance and impact on neighbouring amenity.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

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.

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.