



Officer Report

Application Number:	HGY/2023/3290
Application Type:	Householder planning permission
Address:	12 Bancroft Avenue, Hornsey, London, N2 0AS
Proposal:	Retrospective application for the retention of as built front dormer window
Case Officer:	Laina Levassor
Valid Date:	11/12/2023
Applicant:	Mr D Brett
Agent:	Mr Ian Bolt

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, semi-detached dwelling located on the eastern side of Bancroft Avenue. The site does not fall within any Conservation Area.

CONSULTATION RESPONSES

1 x objections were received following public notification of the proposed development, the following material concerns were raised and are considered within this report:

- Impact on neighbouring privacy, overlooking and loss of light
- Insensitive design

ANALYSIS/ASSESSMENT

This application relates to a front dormer window, initially approved under submission HGY/2022/4122. As built, the front dormer addition exceeds the size of the original approved plans and as built is increased in width from 1570mm to 1970mm, with an increased height from 2390mm to 2420mm. It is considered that the increased scale of the front roof addition would not result in any additional harm to the appearance of the host dwelling or wider residential area as the design is still in keeping with similar development carried out along this road. It is also considered that the increased size would not result in any additional overlooking or impact to neighbouring privacy.

It is considered that the addition of a front dormer window would not result in any demonstrable harm to neighbouring amenity. 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.

Conditions:

- 1 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.