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| <b>Application Number:</b> | <b>HGY/2023/3242</b>                                                               |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                                    |
| <b>Address:</b>            | First And Second Floor Flat, 730 Seven Sisters Road,<br>Tottenham, London, N15 5NH |
| <b>Proposal:</b>           | Loft conversion including hip to gable and rear roof<br>dormer extensions.         |
| <b>Case Officer:</b>       | Mark Chan                                                                          |
| <b>Valid Date:</b>         | 16/01/2024                                                                         |
| <b>Applicant:</b>          | 4<br>Mr Eyup Bellikli                                                              |
| <b>Agent:</b>              | Mr Ilkkan Bellikli                                                                 |

## **RECOMMENDATION**

**Approve with Conditions**

### **1. REPRESENTATIONS**

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

### **2. REASONS FOR GRANTING PERMISSION**

The application site is a first and second floor residential flat within a three-storey building. The building is located on the southern side of Seven Sisters Road which is a TfL red route. The site is not within a conservation area nor in the vicinity of a listed building.

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

HGY/2023/3252 – Application for display of 1no. internal illuminated digital display board on the side of the building. Under consultation.

OLD/1977/1181 – 9/2/77 Erection of first floor extension. Approved 21/04/1977.

The current proposal is for a loft conversion which involves changing the current hipped roof into a gable end and the addition of a rear facing dormer window set within the roof margins to accommodate an additional bedroom at loft level.

There is not a consistent roof design amongst the nearby properties. Whilst the row of terrace properties opposite of the site have pitched roof, most buildings in the locality have either gable or flat roofs. Therefore, it is considered that having a gable roof form, subject to

a ridge line subordinate in nature, would not adversely impact the character and appearance of the host building and street scene and is acceptable in this instance.

Whilst the width and height of the proposed rear dormer window is substantial, it is still under the ridge and would set back from the edges and eaves of the roof. The material would match existing, and the fenestrations of the dormer would match the rear elevation. Due to its corner location, the dormer would be visible from public view, but is not considered to result in harm to the host building and locality given the mixed character of the area and is acceptable in terms of design and massing.

A small front rooflight is proposed and would sit flush with the front roof slope. Whilst it would be visible from the street scene, it is not considered to harm character of the host building and street scene given its modest size and number.

Given that the rear elevation of the application building faces a garage with no residential building directly adjacent, it is not considered that the proposal would impact residential amenities of nearby residents in terms of overlooking, overshadowing, and appear overbearing. It is considered that the impact on residential amenities is acceptable.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, Policies 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.

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 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

- 3 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 his ownership.