

Officer Report

Application Number:	HGY/2024/0112
Application Type:	Householder planning permission
Address:	12 The Avenue, Wood Green, London, N8 0JR
Proposal:	Erection of hip to gable roof extension with rear dormer and front rooflights. Replacement of the existing rear extension.
Case Officer:	Mark Chan
Valid Date:	15/01/2024
Applicant:	4 ms Vidhi Sharma
Agent:	Mr Nick Sutcliffe

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 two-storey semi-detached property on the southern side of The Avenue. The property has an existing single storey rear extension. 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.

The current proposal is for a loft conversion which involves changing the current hipped roof into a gable end and the addition of four front rooflights and a rear dormer window set within the roof margins to accommodate additional bedrooms at loft level. It also includes the rebuilding of the existing single storey rear extension.

Whilst most of the properties on this road have pitched roof, it is observed that Nos. 9, 10 and 11 have converted into gable roof. It should also be noted that the property is not within a conservation area and has permitted development rights. 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.

The proposed rear dormer window is considerably set back from the ridge, edges and eaves and is considered subordinate to the rear roof. It is observed that Nos. 9, 10 and 11 have similar rear dormers. The rear dormer would be clad with zinc and have aluminium framed doors and windows. Due to its rear location, the dormer would not be visible from public view and is not considered to result in harm to the host building and locality.

Four small front rooflights are proposed and would protrude no more than 150mm from the front roof slope. Several properties on the road have similar front rooflights. 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 position.

The existing single storey rear extension would be rebuilt with similar footprint, massing and depth but new design and material. Like the rear dormer, it would be clad with zinc and have aluminium framed windows and doors. It is not considered to materially impact the character and appearance of the host building.

The new side windows on the upper floors would be conditioned to be obscured glazed and non-opening above 1.7m from floor level. It is not considered that the proposal would adversely 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 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 demonstrated in the drawings hereby approved.

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 Prior to the first occupation of the development hereby approved, the first floor and loft level side windows shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties 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.