



Officer Report

Application Number:	HGY/2024/3466
Application Type:	Full planning permission
Address:	238 Sirdar Road, Wood Green, London, N22 6QX
Proposal:	Erection of rear dormer and installation of 3 front rooflights.
Case Officer:	Laina Levassor
Valid Date:	17/12/2024
Applicant:	4
Agent:	Zelda Gullledge & Youness Benali Miss Siobhan O'Keeffe

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

The application was advertised by way of letters sent to neighbouring properties. No representations were received during the consultation period.

ANALYSIS & ASSESSMENT

The application site is a two storey end-of-terrace dwelling on the eastern side of Sirdar Road. The site is not located within a conservation area and does not fall within the curtilage of a listed building.

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

Design & Appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

This application proposes the construction of a rear dormer and installation of rooflights to the front roofslope to facilitate a loft conversion and the addition of a bedroom. The proposed rear dormer would not exceed the ridge height of the dwelling and would be set-up from the eaves of the main roof. It would extend across the full width of the roof. There are examples of other similar sized dormers nearby and the proposed dormer would therefore not appear out of keeping or incongruous. The rooflights on the front slope would also not cause overlooking to the properties on the opposite side of the road. The dormer would be externally clad in dark zinc which is a visually lightweight material appropriate for such a roof extension.

The proposed rear dormer is considered to be acceptable in design terms and in keeping with the pattern of development in the area. The development is therefore acceptable with regards to design and character considerations.

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.

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 the amenity of neighbouring residents.

The proposed rear dormer would not offer any new vantage points to materially increase overlooking. The height and depth of the rear dormer extension would not result in a material loss of sunlight or daylight, or have an visually overbearing impact on neighbouring properties. The proposal is therefore acceptable in amenity terms.

CONCLUSION

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

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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In the interests of protecting the amenities of neighbouring residential occupants, in accordance with policy DM1 of the Haringey Development Management DPD 2017.

Informatives:

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: 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: The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm

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.