



# Officer Report

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|----------------------------|-------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2024/3158</b>                                  |
| <b>Application Type:</b>   | <b>Full planning permission</b>                       |
| <b>Address:</b>            | 44 Woodlands Park Road, Tottenham, London, N15<br>3RX |
| <b>Proposal:</b>           | Rear dormer loft conversion to Flats C & D            |
| <b>Case Officer:</b>       | Eunice Huang                                          |
| <b>Valid Date:</b>         | 06/12/2024                                            |
| <b>Applicant:</b>          | Christopher Michael                                   |
| <b>Agent:</b>              | Mr John David                                         |

## **RECOMMENDATION**

**Approve with Conditions**

### **1. CONSULTATION RESPONSE**

No consultation responses were received.

### **2. LOCAL REPRESENTATIONS**

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

Objecting: 0

Supporting: 0

### **3. REASONS FOR GRANTING PERMISSION**

This is an application for the rear dormer loft conversion to Flats C & D.

The application site is a two storey mid-terrace property located on Woodland Park Road. The site is not located within any 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:

- HGY/2020/1007 – Rear Dormer Loft conversion to Flats C & D – Approved with conditions 26/05/2020.
- HGY/1999/0440 – Erection of single storey rear extension – Approved with conditions 11/05/1999
- HGY/1999/0193 – Erection of a single storey rear extension – Refused 16/03/1999.

- HGY/1998/1588 – Certificate of Lawfulness for the existing use of premises as four self-contained flats – Approved with conditions 05/01/1999.

The proposal is for a rear dormer loft conversion to Flats C & D. The drawings match the consented scheme under HGY/2020/1007 which was not constructed.

The rear dormer extension includes an addition above the outrigger to provide additional habitable rooms for Flats C & D. The rear dormer is set in on both sides of the party walls by at 500mm, and set down from the existing ridge. The roof extensions would be finished in tiles to match with white UPVC windows. The proposed rear dormer would be full depth, with the dormer on the outrigger extending past the main rear roof plane by 1m. It should be noted that dormers over existing outriggers are not normally supported, however in this case officers consider that the proposal would be acceptable, as the extension would appear subordinate to the host building and the terrace. Also there is an example on this street of an L-shaped roof extension, at the Right Flat 48 Woodlands Park Road, constructed under permitted development. The proposed dormer is considered proportionate and subordinate to the existing building. It is therefore considered that the proposed roof extensions would not be unduly dominant and would not have any significant adverse impact on local visual amenity or the character and appearance of the area.

The proposal includes four rooflights on the front elevation, to provide amenity to the loft conversion. The rooflights are sympathetically sited symmetrically on the front elevation, responding to the design of the host building.

The proposed development, due to its size and siting, would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. Given the existing degrees of mutual overlooking from first floor windows, the degree of additional overlooking created by the dormer glazing is not significant and acceptable.

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

## **CIL APPLICABLE**

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

## **4. RECOMMENDATION**

GRANT PLANNING 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: 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.

**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.