

Officer's Report

Application Number	HGY/2022/3865
Type	Full planning permission
Location	41, Rutland Gardens, Tottenham, London, N4 1JN
Proposal	Loft conversion comprising dormer extension to the main rear roof slope and rear outrigger and the creation of a roof terrace.
Case Officer	Ben Coffie
Valid Date	23/11/2022
Applicant	mr JOHN Domenech
Agent	Mr John Domenech

RECOMMENDATION

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 Loft conversion comprising dormer extension to the main rear roof slope and rear outrigger and the creation of a roof terrace.

Site and Surroundings

1.2 The application site is a two-storey, terraced residential dwelling converted into flats and is located on the northern side of Rutland Gardens. The nature of the surroundings is residential in character.

1.3 The site is not within a conservation area neither is it a Listed Building.

Relevant Planning and Enforcement history

· - Alterations to rear window to form a new door to proposed roof terrace with glass balustrade and screening.

2. Consultation response

2.1 No consultation

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised 12 letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design and character and appearance of the conservation area

4.2 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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Outrigger and Terrace

4.3 The proposed outrigger would measure approximately 2.5m in height, 3.8m in depth and 3.26m in width, the proposed terrace would measure 1.6m in depth and 1.5m in height and 2.3m in width. The proposed outrigger roof extension would not extend by more than half of the projection of the two-storey outrigger however the introduction of a new terrace would occupy an additional area of 3.68m².

4.4 Notwithstanding the above, Officers acknowledge the presence of large-scale roof developments notably at nos. 39 and 35. Therefore the scale, height and bulk of the proposed outrigger and dormer would not appear at odds with the current character and appearance of the rear garden environment.

4.5 As such the proposed outrigger and terrace is considered proportionate to the host building and is in keeping with the pattern of development in the area.

Dormer

4.6 The proposed dormer would take up the rear of the roof space however given the precedents set at both adjoining sites, the proposed dormer will not constitute an intrusive development to the detriment of the character and appearance of the host dwelling and the general area.

4.7 Three rooflights are proposed to the front roof slope which are considered acceptable in size and would not create a visual clutter. Therefore, the proposed rooflights are not considered to have an incongruous appearance within the streetscene nor would it have a detrimental impact against the character and appearance of the host dwelling or the surrounding area.

4.8 As such the proposed development as a whole is in 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.

Impact on neighbouring amenity

4.9 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

4.10 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 amenity of neighbouring resident.

4.11 Due to the location of the proposed dormer and outrigger above the roof slope, it is not envisaged that there would any adverse impact against the amenity of neighbouring dwellings. Officers anticipate that there is a degree of overshadowing caused by the presence of the existing outrigger at no.39 however it is not envisaged that the proposed outrigger at the application site would exacerbate this impact above what is currently experienced.

4.12 The proposed terrace would be installed with a 1.5m high privacy screening, therefore it is not thought that there would be any level of overlooking into neighbouring garden area or habitable spaces.

4.13 Lastly, The proposed terrace would serve a family dwelling, and given its acceptable size and location, the proposal is acceptable in respect of the potential for undue noise and disturbance.

4.14 As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

4.15 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

4.16 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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: 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: 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: 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.