

Officer's Report

Application Number	HGY/2022/3979
Type	Householder planning permission
Location	First Floor Flat, 6 Harringay Road, Tottenham, London, N15 3JD
Proposal	The construction of a rear dormer loft conversion and rear roof terrace.
Case Officer	Daniel Kwasi
Valid Date	15/12/2022
Applicant	Mr Rod Fairy
Agent	Mr Peter Stavri

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development

The application proposes a roof extension with a rear dormer and roof terrace on the flat roof of the outrigger. The rear dormer is similar to the approval under HGY/2022/0605 with the exception of the access door to the proposed roof terrace.

The proposed terrace would be half the length of the outrigger. It would be enclosed by a 1.1m high metal balustrade along the side facing no.8 and rear elevation, and 1.7m high privacy screen on the side facing no.4. The flooring would include timber decking and a walk-on rooflight.

Site and Surroundings

The application site is located on the eastern side of Harringay Road towards the south end of the road adjacent to St Ann's Road. The site contains a dwelling that has been converted into two flats. The site is not a listed building nor does it fall within a conservation area.

Relevant Planning and Enforcement history

HGY/2022/0605 - Rear roof extension and 3 x front rooflights – Granted permission on 06/04/2022

There is no enforcement planning history in relation to the site.

CONSULTATION RESPONSE

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 19 letters. 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

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Design and appearance
- Impact on neighbouring amenity

Design and appearance

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.

Rear Dormer

The height, width, depth, and external features of the proposed rear dormer does not pose any significant changes to the approved rear dormer under HGY/2022/0605, and therefore it is considered acceptable.

Roof Terrace

The proposed roof terrace would be setback from the edges of the flat roof above the outrigger. It would comprise 1.7m high privacy screen to prevent, and 1.1m high metal balustrade along the other side elevation and rear end of the roof terrace. Overall, the roof terrace would be half the depth of the outrigger and so it is considered to be proportionate and subordinate to the host building.

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

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.

Rear Dormer

Apart from the access to the roof terrace there are no other changes from the approved development under HGY/2022/0605, and therefore the impact on neighbouring amenity is considered acceptable.

Roof Terrace

The privacy screen would along the side facing no.4 would prevent overlooking into their rear window. The roof terrace is half the depth of the outrigger and so it is pulled back from the rear elevation of outrigger to prevent overlooking into the rear gardens at Glenwood Road. Given the setting and the position of the terrace and its relationship with rear neighbouring properties, it is considered there would be no unacceptable overlooking or loss of privacy.

Conclusion

The proposal is considered acceptable and would be in keeping with the character and appearance of other dwellings in the area and would not impact on the neighbouring amenity.

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.

RECOMMENDATION

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 Prior to the first use of roof terrace hereby approved, the 1.7 metre high privacy screen shown on the approved drawing number 2249-PA-PR-11, shall be installed and retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

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: 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.