

Officer's Report

Application Number	HGY/2023/0005
Type	Householder planning permission
Location	36 Manor Road, Tottenham, London, N17 0JJ
Proposal	Demolition of existing single storey rear extension. Formation of rear dormer window with associated roof-lights to the front roof - slope and erection of a part single, part two-storey rear extension.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	03/01/2023
Applicant	c/o agent
Agent	Mr Stuart Minty

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for the demolition of the existing single storey rear extension and replace it with a new part single storey rear extension and part first floor rear extension directly above the proposed ground floor rear extension. Proposal also includes the formation of a new rear dormer window and installation of front roof-lights.

Site and Surroundings

1.2 The application site is a two-storey mid terrace dwelling house situated on the northern side of Manor Road, close to the junction with St Pauls Road. The property has existing single storey rear extension which is proposed to be demolished. The surrounding area is wholly residential in character.

1.3 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

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

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of 18 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

3. MATERIAL PLANNING CONSIDERATIONS

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

1. Design and appearance;
2. Impact on neighbouring amenity.

Design and appearance

3.2 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.

Two- storey rear extension

3.3 The design and appearance of the ground floor and the first floor rear extension is considered acceptable. The design of the roof over the proposed extension would complement the existing roof form. The proposed development would appear subordinate to the host dwelling and the overall form and design would respect the host dwelling and terrace. The proposed rear extension is considered to be acceptable as the external materials and its detailing match and complement those of the existing property.

3.4 Some of the adjoining properties on this side of Manor Road notably (32, 30 and 28 have substantial first floor extensions. Given the presence of these adjoining existing first floor extension the proposal would not detract from the character of the immediate surroundings.

Rear dormer

3.5 The proposed dormer would be a substantial box like structure, extending close to party walls, although set below ridge and in from eaves. It would take up most of the rear roof slope. Considered the dormer on its own it is excessively bulky and conflict with the DPD and SPG1. However, there are circumstances in this case which indicate a decision contrary to these policies. Some of the adjoining properties have substantial rear box dormers and they are part of the established appearance of the terrace and can - not be ignored in this context of the application site. Given the presence of these adjoining existing dormers, the proposal is not out of place in its very local context and more in keeping with its immediate surroundings.

3.6 Although, the proposed dormer is full width to the shared party, it has been pulled in from the eaves and set below the main ridge. In this case officers consider that the proposal would be acceptable.

3.7 The proposed front roof light are modest in size and as such would not detract from the character of the locality.

3.8 It is important to note the proposed rear dormer would also falls within the tolerance of permitted development.

Impact on neighbouring amenity

3.9 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.

3.10 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.

Two- storey rear extension

3.11 The single storey rear extension is of modest depth and replaces an existing an extension of the same depth and width on the boundaries with nos. 34 and 38 Manor Road. The presence of existing ground floor extensions at nos.34 and 38 and southerly location of the proposal mitigate against loss of light and outlook to these adjoining properties. The propsoed ground floor extension does not extend beyond rear wall of the existing rear extensions at no.34 and 38, so will not have material impact on these adjoining occupiers.

3.12 The position of this relatively first floor rear extension and its depth will ensure there is no adverse impact on the amenity of the adjoining neighbours. The proposed first floor extension would not impinge on a line drawn at 45 degrees from the centre of attached neighbours rear closest habitable window, which indicates that there will be no significant loss of light and aspect to this adjoining closest neighbours window at no.34. The impact on the other adjoining neighbouring property at no.38 is considered to be acceptable. The rear first floor habitable window is further away and so would not be affected.

Rear dormer

3.15 Given the existing degrees of mutual overlooking from first floor windows and the degree of additional overlooking created by the dormer glazing is not significant and certainly not s degree to refuse consent.

Conclusion

3.16 The proposal is considered acceptable and would not detract from the character of the locality and as such would have minimal impact on the adjoining occupier living conditions.

3.17 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

4. CIL APPLICABLE

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

5. RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 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.