

# Officer's Report

|                           |                                                                                                                                                                                                                                                           |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0021</b>                                                                                                                                                                                                                                      |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                                                                                                                                    |
| <b>Location</b>           | 43 Beaconsfield Road, Tottenham, London, N15 4SH                                                                                                                                                                                                          |
| <b>Proposal</b>           | Part retrospective application for restoration of front elevation of site along with single-storey rear and side infill extensions at ground floor, loft conversion with rear dormers to main and outrigger roofs. Installation of solar panels to roofs. |
| <b>Case Officer</b>       | Oskar Gregersen                                                                                                                                                                                                                                           |
| <b>Valid Date</b>         | 05/01/2023                                                                                                                                                                                                                                                |
| <b>Applicant</b>          | Ms Dewar                                                                                                                                                                                                                                                  |
| <b>Agent</b>              | Mr Joe Wright                                                                                                                                                                                                                                             |

## **RECOMMENDATION**

### **Approve with Conditions**

#### 1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- Concerns about impact on access to light caused by the 3.3m highest point of the rear extension (Officer Comment: The concerns raised were that the pitch of the rear extension would impact on the light entering windows of the ground floor flat of No. 45 Beaconsfield Road. The highest part of the proposed rear extension would be 1.98m from the boundary with the objection site. Given the orientation of the site West-East and this distance it is deemed that there will be minimal impact on access to light. Height has also been lowered to 3.1m to mitigate impact.

#### 2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey mid-terrace residential dwellinghouse. The site is oriented West-East, and backs onto the rail tracks that serve London Overground. The site is located within Clyde Circus conservation area and does not fall within the curtilage of a listed building.

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

2.3 The proposal seeks part retrospective permission for the restoration of the front elevation the formation of rear dormer, and mansard style outrigger, roof extensions, as well as the erection of a side infill and rear extensions. Additionally, the proposal seeks to maintain extant solar panels and relocate them to the rooves of the rear dormer extensions. Lastly the proposal seeks the installation of No.3 conservation style roof lights on the front slope.

2.4 The dormer roof extensions would be similar in scale and design to a previously approved scheme at 7 Beaconsfield Road, under reference HGY/2019/3130. It is deemed that their scale and design would appear proportionate and sub-ordinate to the host dwelling. This is aided through the roof dormer being set back from the eaves of the roof, and the mansard shape of the outrigger

extension. These extensions would be finished in metal cladding, with two additional rear facing windows proposed, as well as an obscure glazed side facing window.

2.5 Additionally it is noted that the proposal has been amended to lessen the depth of the outrigger roof extension by 1m, in an effort to mitigate any impact on the host dwelling and surrounding area.

2.6 Officers note that the application at No.7 Beaconsfield was allowed as a trade off for the restoration of the front bay window and original period details. Similarly in this instance, the applicants have gone to great extent to restore the stucco detailing above the front doorway, and remove pebbledash render from the front elevation. These works are deemed to benefit the character of Clyde Circus conservation area as a whole, and offset the negative impact caused by the proposed development to the rear of the site. While the proposed dormer extension would be out of character with most of the other properties in the rest of the terrace, given the high quality design and materials proposed in its construction, the degree of harm would be considered less than substantial and the proposed existing and other improvements to the property more than compensate for the harm. Overall the proposal is considered to preserve and/or enhance the character and appearance of the conservation area.

2.7 The side infill extension would be 6m deep, with a mono-pitch roof up from 2.5m at the boundary with No. 45 Beaconsfield Road up to 3.1m at the outrigger. The extension would be finished in red cedar cladding. It is deemed that the scale of side infill would be appropriate for the host dwelling, and would be finished in materials that would elevate the appearance of the host dwelling without impacting on the character of the surrounding sites.

2.8 The proposed rear extension would be 4m deep, to match an existing extension at a similar scale at No.41 Beaconsfield Road. The extension would be 3.1m wide, with a mono-pitch roof up to the same height as the infill extension, but with eaves at 2.72m to match the neighbouring extension. The rear extension would be finished in the same materials as the infill extension.

2.9 Officers note that an objection was raised relating to the tallest part of the rear extension and any potential impact on access to light. It is deemed that the distance from the boundary with No.45 Beaconsfield Road of 1.98m, combined with the West-East orientation of the site is sufficient enough that there will not be any measurable impact on access to light.

2.10 The proposed roof lights would be of conservation style, such as to minimise the potential impact of the surrounding heritage assets. Officers deem that whilst rooflights can be impactful on the character of the front elevations of sites in conservation areas, roof lights in the proposed style strike a balance between negative impact and the benefit of the applicants. Additionally there are extant examples of rooflights in the surrounding area. The rooflights proposed can be supported.

2.11 The proposal initially sought permission for the positioning of solar panels on the front slope, as well as on the rear slope and outrigger. A change was made to remove the panels from the front slope as they were deemed to be too impactful on the character of the surrounding area. However, the positioning of the solar panels on the rooves of the rear dormer and outrigger roof extensions is acceptable as they provide a green energy solution and will not be visible from Beaconsfield Road

2.12 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.13 The height and depth of the extensions would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.14 The proposed development is in general accordance with Policies DM1, DM9, 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.

2.15 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.16 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

**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 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for

**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.