

Officer's Report

Application Number	HGY/2022/4331
Type	Full planning permission
Location	2A Walpole Road London N17 6BJ
Proposal	Proposed loft conversion with a rear dormer window to existing end of terrace dwelling.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	20/01/2023
Applicant	Mr. Abdul Khashim
Agent	Mr Yusuf Rana

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the formation of a new rear dormer window and installation of front roof-lights to an end of terrace dwelling house.

Site and Surroundings

The application site is a modest two-storey end of terrace dwelling house situated on the south-eastern side of Walpole Road, on the corner of Downhills Park Road. The surrounding area is wholly residential in character.

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

- HGY/2021/2598 - Proposed construction of 2 bedroom house conversion – Approved 14/10/2021

LOCAL REPRESENTATIONS

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

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. 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 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 property and other along the street 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.

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.

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

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.

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

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

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

CIL

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.

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 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: 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 D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and DM1 of the Haringey 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: 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.
- **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.