

Officer's Report

Application Number	HGY/2022/2431
Type	Full planning permission
Location	33, Tynemouth Road, London, N15 4AU
Proposal	Proposed 2-metre deep single storey rear extension (in addition to the infill extension approved under planning permission reference HGY/2021/2343) and a loft conversion comprising a dormer extension to the rear roof slope and two rooflights on the front slope.
Case Officer	Daniel Kwasi
Valid Date	20/09/2022
Applicant	Mr Rutner
Agent	Mr Fried

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for a rear dormer and a 2m depth rear full width extension. The proposed rear extension would extend from the rear wall of the outrigger and from the rear wall of the approved infill extension under HGY/2021/2343. The proposed extension would create a more space for the living area/kitchen.

Site and Surroundings

The application site is an end-of-dwellinghouse in a predominantly residential area. The site previously had planning permission for a side infill extension under HGY/2021/2343. The site is not in a Conservation Area, nor is it within the curtilage of a listed building.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.

HGY/2021/2343 - Erection of a single storey rear infill extension (AMENDED DESCRIPTION) - Granted Permission

LOCAL REPRESENTATIONS

The application has been publicised by way of 12 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: 3

Objecting: 3

Supporting: 0

The following issues were raised:

- Loss of light and overshadowing.
- Loss of privacy.
- Extensions would appear out of keeping with the character of the property and area.

These issues are dealt with in the report below.

Concerns were also raised about construction noise. Matters relating to noise and other potential forms of pollution arising from construction are dealt with under separate environmental legislation in the form of the Control of Pollution Act 1974 and the Environment Protection Act 1990. Haringey attaches a standard informative to its planning permissions advising applicants of the requirements to follow the hours of use restrictions imposed on construction activities by the Control of Pollution Act 1974.

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.

The proposed rear dormer would not be built higher than the ridge or lower than the eaves, and so would appear subservient to the main roof. The proposed materials would match the existing materials. The two rooflights on the front slope would appear subservient to the roof and therefore respects the character and appearance of the host dwelling.

Revised plans were provided to show the proposed rear extension, that would be 2m deep from the existing rear wall of the outrigger, and would be the same height as the infill extension approved under HGY/2021/2343. The proposal is considered proportionate and subordinate to the host building. Therefore, the local character and visual amenity of the area will be protected.

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.

The modest size of the dormer and its massing within the main roof slope, together with orientation of the site would prevent it having any materially harmful impact on light levels or overshadowing in relation to neighbouring properties, or from appearing overbearing. The window on the rear elevation of the dormer would not lead to a material increase in overlooking compared to the existing mutual overlooking that occurs between neighbours from their first floor rear windows and existing dormer extensions. The proposed rear extension would be at the same height as the approved infill extension and given its modest 2 metre depth beyond the end of the property's outrigger would not be considered to impact on neighbour amenity.

Conclusion

The proposal is considered acceptable in terms of its design and appearance and in terms of the impact on the amenity of neighbouring properties.

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 APPLICABLE

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.

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: 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