

Officer's Report

Application Number	HGY/2023/0163
Type	Full planning permission
Location	First Floor Flat, 8 Moorefield Road, Tottenham, London, N17 6PY
Proposal	Loft conversion with rear dormer windows.
Case Officer	Sabelle Adjagboni
Valid Date	18/01/2023
Applicant	MS LEILA SCHREY
Agent	MR WASIF NAGI

RECOMMENDATION

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Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

Conditions:

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development.

This is an application for a loft conversion with rear dormer extensions.

Site and Surroundings

The application site is the first floor flat in a converted two storey house. It is not in a conservation area nor is it a listed building.

Although only one property on the short street that is Moorfield Road is seen to have a roof extension, many houses in close proximity to the site have roof alterations.

Relevant Planning and Enforcement history

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

HGY/2000/0292 | Certificate of Lawfulness for the use of the property as 2 No. one bedroom self-contained flats. | Granted

HGY/1990/1005 | Demolition of existing building and reconstruction of a 2 storey building for use as shop, offices and ancillary use. | Granted

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 6 letters. No representations were received.

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.

The proposed main dormer is the full width of the existing house, approximately 4.3m and is about 2.7m deep with a height of approximately 2.2m. The rear dormer is about 2.4m deep, halfway into the outrigger and is set in at the boundary by approximately 0.2m with a height around 2.3m. This is considered acceptable and subordinate to the host dwelling. It is also in keeping with the pattern of development in the area.

The overall height of the proposal is below the height of the existing roof. The rooflights proposed on the front roof slope also meet the general standard acceptable. Additionally, the proposed materials match with the existing where applicable.

Therefore, the scheme does not undermine the existing uniformity of the host building.

As such, the proposal is considered in line with the above policies.

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 proposed windows of the proposal will look within the application site's back garden. The proposed side window will be obscured glass openable only above a 1.7m height. Given the proximity of the site to the neighbours, this window will mostly have view on their roof, thus preserving the privacy of the neighbours. Additionally, the proposal will have a minimal impact on the daylight, sunlight, and sense of enclosure of the neighbours.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. 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.

RECOMMENDATION

GRANT PERMISSION subject to condition(s):

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.

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: 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: 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.