

Officer's Report

Application Number	HGY/2023/0976
Type	Full planning permission
Location	15 Eade Road, Tottenham, London, N4 1DJ
Proposal	Construction of a dormer type extension to raise the ceiling height of an existing internal space at rear of property. Installation of three rooflights on front roof facade.
Case Officer	Oskar Gregersen
Valid Date	05/04/2023
Applicant Agent	Mr Aidan O'Brien

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Two representations were received in response to notification and publicity of the application.

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

- Concerns were raised about the possibility of the proposal affecting daylight & Sunlight to neighbouring properties. This matter is dealt with in the report below.
- Concerns were also raised about the structural consequences of the proposal. These matters are dealt with by the Party Wall Act 1996 and through the Building Regulations.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential dwellinghouse, subdivided as self-contained dwellings via permission OLD/1984/0341. There are many properties in the area that benefit from terraces at second floor level with a consistent line in the shapes of the outriggers, and the application site is one of these sites. The site is not located within any 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 Permission is sought for the formation of a rear dormer and small outrigger roof extension in an effort to provide additional headroom for the habitable rooms in the loft space. The proposed dormer extension would be small in scale, 5.25m wide, 1m tall, and 2.15m deep. The outrigger extension would be the same height and would cover 1.85m of the outrigger leaving 1m of room surface left. Both portions of roof extension would be set back from the eaves by 200+mm.

2.4 Officers note that the proposal has been amended from the originally proposed design in an effort to mitigate the impact on the consistency of the outriggers in the terrace, as a result the amendments to the proposal are as follows;

2.4.1 Reduction in depth of outrigger extension (by 1m) and change in shape to appear subordinate.

2.4.2 Alteration to proposed finish of roof extension to match the existing roof, additionally to assist in having the rear addition appear subordinate to the host dwelling.

2.5 The proposed addition to the rear outrigger would be a small addition, that is not deemed to cause any additional overshadowing, and would appear subordinate to the host dwellinghouse. The existing eaves of the roof is 1.57m above the floor below, the proposed eaves would be 2.58m, where the maximum height would remain the same at 2.98m. There is no additional depth proposed for the second-floor element.

2.6 Additionally the 1m left of the roof slope of the outrigger is deemed to be sufficient to protect the character of the roofline in place along the terrace, whilst allowing for additional headroom in the outrigger room.

2.7 The proposed rooflights on the front slope would be similar to many other rooflights in place in the surrounding area, and are not deemed to be detrimental to the character of the host dwellinghouse or surrounding area. Additionally rooflights of this type are not deemed to be detrimental in terms of neighbouring amenity, and can therefore be supported.

2.8 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.

2.9 The height and depth of the extension 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.

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

2.11 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.

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.