

Officer's Report

Application Number	HGY/2023/1193
Type	Householder planning permission
Location	67 Dowsett Road, Tottenham, London, N17 9DL
Proposal	Front and rear roof lights
Case Officer	Emily Whittredge
Valid Date	02/05/2023
Applicant	Mr M Kay
Agent	Mr A Friedrich

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to a two-storey mid terrace dwellinghouse on the North side of Dowsett Road in Tottenham.

The site is not within a conservation area and does not relate to any listed building.

2. Policies and Constraints

Article 4 direction - HMOs

Family Housing Protection Zone

3. Relevant Planning and Enforcement History

None

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Design

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 and 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.

There are multiple examples of roof lights within Dowsett Road. The application seeks one roof light to the front roof slope and one to the rear. The roof lights would be in keeping with the scale, number and siting of similar additions in the road, and are considered subordinate and proportionate to the host building and would not unduly project above the plane of the roof. It is noted that Dowsett Road is largely comprised of single family dwellings, which benefit from householder permitted development rights for the addition of roof lights. Overall, the proposed development is considered appropriate in scale, nature and design for its location, and is supported.

6. 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 the amenity of neighbouring residents.

The proposal is modest and would not give rise to direct overlooking of neighbouring properties. As such, the proposal is acceptable in amenity terms.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the site and would not result in material harm to the residential amenity of neighbours.

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

8. 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.

The development hereby permitted shall be carried out in complete accordance with the

- 2 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.