

Officer's Report

Application Number HGY/2023/0784
Type **Householder planning permission**
Location 5 Waltheof Avenue, Tottenham, London, N17 7PL
Proposal Construction of a loft extension with a rear dormer with timber sash windows.
Case Officer Daniel Kwasi
Valid Date 21/03/2023
Applicant Ms and Mr Rahman and Hussain
Agent Mrs K Cowan

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the construction of a loft extension with a rear dormer with timber sash windows. The extension would provide 1no. additional bedroom. The proposed development was amended by removing the 2no. front conservation style rooflights.

Site and Surroundings

The application site is a two storey mid-terrace dwellinghouse with bay windows on the ground and first floor, a two storey rear outrigger with a hipped roof, and an existing rear extension. The site is within the Tower Gardens conservation area, and is not within the curtilage of a listed building. The surrounding area is predominantly residential in character. Lordship Recreation Ground is to the south of the site on Lordship Lane via Waltheof Avenue.

Relevant Planning and Enforcement history

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

HGY/2023/0785 REF 06/6/2023 Erection of a first floor rear extension above the existing ground floor rear extension.

Consultation response

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer: *The conversion of the loft and the rear dormer window would not have a visual impact on the character of the Conservation Area. However, the front-facing roof lights are incongruous with the established character of the area and would have a detrimental impact on its architectural special interest. It is noteworthy that there are only very few rooflights within the Conservation Area as a whole, with front facing examples being even more scarce. This restraint is a positive element and the current application would need to adhere to this characteristic.*

I also have some reservations regarding the use of new uPVC windows. While some examples are evident to the rear of the dwelling, there are also timber sash windows to the rear. Although the dormer window would not be prominent, ideally the proliferation of uPVC in the Conservation Area should be avoided and timber windows should be used, following the positive precedent set by the surviving timber windows.

An amendment to the scheme is required to remove the two front-facing roof lights before the scheme could be considered acceptable, along with the use of suitable materials. At present the rooflights would result in a low level of less than substantial harm to the special interest of the Conservation Area. (see remaining views on public access)

LOCAL REPRESENTATIONS

The application has been publicised by way 1 site notice the vicinity of the area and 7 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: 0
Objecting: 0
Supporting: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design impact on the character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Rear Dormer

The side walls of the rear dormer would be set in from the flank walls on both sides by 0.8m. It would be 1m above the eaves along the roof plane, and also 0.5m below the ridge along the roof plane. The revised drawings improved the floor space by removing the shower room to provide more space for the occupant, however, the rear dormer is considered to have an impact on the uniformity on the rear roofscape.

Front Rooflights removed

The Conservation Officer was consulted, and their main comments are mentioned above in the Consultation Response section. In response to their comments, the revised drawings show that the 2no. front rooflights have been removed to ensure that the proposed development is in keeping with the surrounding area.

External materials

Further to the Conservation Officer comments, the revised drawings also show that the window frames have been changed from uPVC to wood frame sash to match the existing windows on the rear elevation to avoid the proliferation of uPVC in the Conservation Area. This is in keeping with the host building and surrounding Conservation Area, and therefore is considered to be acceptable.

The site is in the Tower Garden Conservation Area. The Conservation Officer has made their comments and advised that the rear dormer window would not have a visual impact on the character of the Conservation Area. However, the Council's Tower Garden Conservation Area Appraisal and Management Plan states that roof extensions will not usually be considered acceptable in Tower Gardens. Terraces are formed into symmetrically composed groups and alterations at roof level will be harmful to the uniformity of the group. Roofs are modestly sized and roof extensions creating additional living space would not be subordinate to the original roof. Therefore, the proposal is not considered to be acceptable.

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 rear dormer would not have any side windows to overlook the neighbouring properties. The size of the dormer would not be built to an overbearing scale. It has been designed to mitigate any issues that would be detrimental to the amenity of the neighbouring residents and therefore is considered to be acceptable.

Conclusion

The proposal is not considered acceptable in terms of the design impact on the character and appearance of the conservation area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

N/A

RECOMMENDATION

REFUSE PERMISSION for the following reason(s):

Refusal Reasons:

The proposed rear dormer roof extension lies in an area of sensitive and special character worthy of retention within the Tower Garden Conservation Area. The proposed rear dormer roof extension, if approved, would seriously detract from the important character to the detriment of the vicinity contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

Informatives:

- In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with the Tower Garden Conservation Area Appraisal and Management Plan, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.