

# Officer's Report

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|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/1405</b>                                                                                                                                                                                                        |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                                                                                                      |
| <b>Location</b>           | 16 Elmar Road, Tottenham, London, N15 5DJ                                                                                                                                                                                   |
| <b>Proposal</b>           | Reinstatement of front and rear eaves levels, ridge level and first floor extension's roof levels, in line with the pre-existing levels and neighbouring properties. Reduction in height and depth of existing rear dormer. |
| <b>Case Officer</b>       | Daniel Kwasi                                                                                                                                                                                                                |
| <b>Valid Date</b>         | 25/05/2023                                                                                                                                                                                                                  |
| <b>Applicant</b>          | Other Goldmount Limited                                                                                                                                                                                                     |
| <b>Agent</b>              | Other - ARCHPL                                                                                                                                                                                                              |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **REPRESENTATIONS**

No representations were received in response to notification and publicity of the application.

#### **REASONS FOR GRANTING PERMISSION**

The subject site is a two storey mid-terrace dwellinghouse with a two storey rear outrigger, single storey rear extension, and loft accommodation inc. rear dormer and 2no. front rooflights. It is on the north side of Elmar Road, which is a one-way street whereby the entry is from A504/West Green Road and exits onto Avenue Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The surrounding area is predominantly residential in character.

The planning history of the site has been taken into account when coming to this decision.

HGY/2018/0767 GTD 17/4/2018 Retrospective planning application for single storey rear extension.

HGY/2018/0527 REF 20/3/2018 Retrospective planning application for roof alternations including raising of ridge, rear dormer window and single storey rear extension

DEP/2017/00416 – Enforcement investigation against the unauthorised raising of the ridge and eaves height of the property and the erection of a rear dormer. Enforcement notice issued on the 02 July 2018 requiring the removal of the rear dormer, and the reduction of the property's ridge and eaves back to their original heights. An appeal against the enforcement notice was dismissed on the 28 June 2019.

HGY/2017/1635 GTD 07/7/2017 The erection of single story rear extension, which would extend beyond the rear wall of the original house by a maximum of 4.00m, and for which the maximum height would be 2.815m, and for which the heights of the eaves would not be more than 2.615m

HGY/2017/1348 GTD 24/5/2017 Certificate of lawfulness: Rear dormer and two sky lights at the front

The proposed development is for the reinstatement of front and rear eaves levels, ridge level and first floor extension's roof levels, in line with the pre-existing levels and neighbouring properties. Essentially, the height of the ridge would be lowered back to its original height, which is the same height as the neighbouring properties. There are no proposed changes to the materials being used, nor is there proposed changes to the fenestrations.

The existing roof extension that has a ridge that is higher than the neighbouring properties was built out after 2015 and before 2018. A retrospective application to retain the exist roof extension was refused under HGY/2018/0527 because it would introduce a discordant feature and is apparent today. Therefore, the applicant is now proposing to lower the ridge back to its original height. The height of the flat roof rear dormer would also be lowered below the ridge, and the first floor rear outrigger would lowered to be below the eaves of the main roof. These proposed reinstatement would remove the discordant appearance, whilst retaining a suitable internal floor to ceiling heights in the dormer and first floor rear outrigger.

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.

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.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

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 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.

- 2 The development to which this permission relates should be completed within 6 months of the date of this permission, unless otherwise agreed in writing by the local planning authority.

Reason: In order to comply with existing enforcement notice (Ref: DEP/2017/00416) and in the interest of neighbouring residential and local visual amenity.

**Informatives:**

- **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.
- **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: Enforcement Notice**  
You are advised that the existing enforcement notice ref: DEP/2017/00416 remains enforce. Any delay in completing the development in accordance with the approved plans could lead to further enforcement action including prosecution.