

Officer Report

Application Number:	HGY/2023/1473
Application Type:	Householder planning permission
Address:	21 Whitley Road, Tottenham, London, N17 6RJ
Proposal:	Single storey rear garden extension, remodelling of first floor bathroom windows and roof. Roof dormer extension and balcony.
Case Officer:	Ben Coffie
Valid Date:	05/06/2023
Applicant:	3 Ms Iris Krueger
Agent:	Mr Jamie Kelly

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Proposed single storey rear garden extension, remodelling of first floor bathroom windows and roof to facilitate the formation of a roof dormer extension and balcony.

The proposed rear extension would be L-shaped to wrap around the existing rear projection of the property. Its height will measure approximately 3.5m, with a maximum depth of 4.2m along its northern shared boundary and 2.3m along the southern boundary. The extension will take up the full width of the dwelling.

The proposed dormer will be clad in Grey GRC cladding. It will measure a depth of 4m, a height 2.2m and a width of 6.6m. The proposed terrace will sit above the existing two storey rear projection and its roof would be bricked up to for a parapet.

The remodelling of the windows consist of extending them vertically to give more headroom, and replacing one of the upper floor window to from UPVC to timber and incorporating a timber panel within it.

Site and Surroundings

The application site is located on the western side side of Whitley Road. The site is not within a conservation area and is not a listed building.

Relevant Planning and Enforcement history

N/A

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 29 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: 3

Objecting: 3

Supporting: 0

The above planning concerns raised in the objections are directed towards the proposed terrace in that it would exacerbate overlooking impacts against the neighbouring gardens adjoining the back of the garden of the application site (85, 87 and 89 Broadwate).

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and character 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.

Dormer and roof terrace

The proposed dormer would be proportionately positioned above the roof of the host dwelling given it will be set in from the roof ridge and eaves. It will represent a high-quality development by reason of its materials which would integrate appropriately with the existing roof materials within the terrace.

The proposed roof terrace will be positioned above the two storey rear projection and would be enclosed with metal railings and raised parapet which having matching brick work to the existing brickwork of the host dwelling. The proposed terrace would be of an acceptable scale and is compatible with the proposed additions to the property.

Furthermore, the proposed roof extension would be similar to the existing roof developments at the adjoining site no.19 which were granted planning permission under application ref: HGY/2009/1442. Therefore the proposed dormer and terrace would not appear at odds with the pattern of developments in the immediate area nor would they have a negative impact to the detriment of the host property and general area.

Proposed rear extension

The proposed scale, height and bulk of the proposed rear extension is considered acceptable and would not result in any detrimental impacts against the character and appearance of the host dwelling and the general area.

Window remodelling

The proposed changes to the upper floor windows are considered minor in nature and would not cause any harm. As such this element of the proposal is considered 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 residents.

Dormer and window remodelling

Due to the location of the proposed dormer and above the roof slope and the minor nature of the works to the upper floor windows, it is not envisaged that there would be any adverse impact against the amenity of neighbouring dwellings from these elements of the development.

Rear extension

Equally the proposed extension would not have any amenity impacts as the rear extension is considered moderate in scale and projection. Moreover, it is noted that the immediate adjoining sites possess extensions along the shared boundary which would offset potential amenity impacts from the proposed single storey extension.

Roof terrace

With regards to the above terrace and concerns raised regarding impacts of overlooking into neighbouring gardens, Officers note that there is a degree of mutual overlooking between properties, namely into gardens from upper floor windows. Therefore, whilst it is acknowledged that the roof terrace would create the perception of being overlooked its impact is not significantly heightened beyond what is currently experienced.

Furthermore, the dwellings have relatively long gardens and the location of the terrace is of considerable distance from the garden areas adjoining the back of the rear garden of the application site. Due to these considerations, on balance it is not anticipated that there would be a significant loss of privacy through overlooking which would have an overbearing impact on the amenity of users of the neighbouring garden areas.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

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

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.

- 3 The proposed development hereby approved shall be finished in accordance with material detailed in drawing no. A-09-007 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.