

Officer's Opinion



Case Number	HGY/2023/1100
Type	Full planning permission
Location	41 Vicarage Road, Tottenham, London, N17 0BB
Proposal	Roof alteration to facilitate a loft conversion and rear dormer.
Case Officer	Eunice Huang
Review Date	13 August 2023
Applicant	Mr Ancell Marshall
Agent	Charles Nebechi

Opinion

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a roof alteration to facilitate a loft conversion and rear dormer at a semi-detached building that is used as a place of worship. The existing hipped roof is proposed to be converted to a gable end on the southern side elevation.

Site and Surroundings

The application site is a semi-detached former dwellinghouse which has been converted to a church. The site is occupied by Mill Yard Seventh-Day Baptist Church. It is located on the eastern side of Vicarage Road, approximately 500m south-west of the commercial centre of Tottenham. The site is adjoined to the south by a pedestrian alleyway that connects Vicarage Road to Baronet Grove. The surrounding area is predominantly residential in character. The site is not within a conservation area.

Relevant Planning and Enforcement history

The most recent planning history and enforcement relating to the site is as follows

- HGY/2022/2393 – Erection of a rear dormer – Approved 20/01/2023

- HGY/2019/0159 – Certificate of lawfulness: for the existing use of a portacabin in the rear garden – Approved 31/01/2019
- HGY/2017/3630 – Alteration to existing church including erection of a single storey rear extension – Refused 24/01/2018
- HGY/2017/0686 – Alterations and additions to church including erection of ground floor rear extension with four roof lights, loft conversion to include hip to gable roof extension and the erection of an L-shaped roof extension to the rear and installation of 3 no. roof light to front roof slope – Refused 28/04/2017
- UNW/2015/00757 – Unauthorised works – Physical development eg. alterations to buildings/construction works. Display of adverts – Breach resolved 21/10/2015
- OLD/1976/1375 – Conversion of existing house into chapel with self-contained flat over – Decided 12 July 1976

2. CONSULTATION RESPONSE

No consultation responses were received for this application.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 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: 1

Objecting: 1

Supporting: 0

4.2 The following issues were raised in representations from Cllr Bevan:

- The proposal must comply with the Mayor of London's Planning Guidance & London Plan March 2021 in relation to the size standards and building regulations. (*Officer Comment: This site has been used as a church for some years. It has not been indicated that this space will be used in a different way. In regard to Building Regulations, this is not a material planning consideration*).
- Concerns about acceptable standards of light, overlooking and single aspect issues. (*Officer Comment: The application does not specify the proposed use of the loft rooms for the church. It is noted that Loft room 2 would not have access to natural light or ventilation.*)
- Concerns that the application would result in a permanent loss of a family housing unit in an area where there is an article 4 direction. (*Officer Comment: This site has been used as a church for some years. There would not be a loss of family housing.*)

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

Design and appearance

Policy SP11 of the Local Plan (2017) and Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD (2017) (DPD) seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 specifies that development proposals should relate positively to their locality, including having regard to building heights; and form, scale and massing prevailing around the site.

The roof form is to be reconfigured from an existing hip ended design to a gable end to facilitate a rear dormer extension measuring approximately 2.15m (height) by 5.07m (width) by 2.9m (depth).

It should be noted that Vicarage Road and Baronet Grove are residential streets characterised by either semi-detached or terraced two storey dwellinghouses. Whilst No. 41 has been converted from a dwellinghouse to a church, its appearance should still reflect the residential character of the area. The change of use does not allow a significant deviation from the established pattern of development in the immediate vicinity of the site.

The subject site forms half of a pair of semi-detached buildings with No. 39. The semi-detached pair would have originally been symmetrical in built form. Nos. 39 and 41 have an existing symmetrical hip end roof form.

The proposed alterations to the roof to create a gable end would not be sensitive to the form of this hip roofed semi-detached Edwardian property. The formation of a gable-ended roof would unbalance the pair of matching properties and would disrupt the rhythm of the buildings along Vicarage Road, adversely impacting upon the street scene.

The full width rear dormer, in conjunction with the gable end conversion, would be of a scale and size that does not appear subordinate to the roof of the semi-detached pair.

The application documents include a photo of the development at No. 62 Vicarage Road, which is located approximately 30m south-west from the subject site, across Vicarage Road. This neighbouring development is cited as a similar proposal to this application. However, it should be noted that this development was deemed to be lawful development under HGY/2017/1278.

Overall, the proposed additions to the property would be of a size and scale that would dominate the existing building and, as such, the proposal would be incongruous with and harmful to the character of the area.

Impact on neighbouring amenity

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.

The proposed roof alterations and additions are oversized for the existing building, and would thus appear overbearing when viewed from neighbouring properties.

The proposed dormer would not result in a material, adverse increase in overshadowing compared to the approved smaller dormer addition that was assessed under HGY/2022/2393.

Given the existing degrees of mutual overlooking from first floor windows, and the HGY/2022/2393 approved dormer glazing, the degree of additional overlooking created by the proposed dormer glazing is acceptable.

To conclude, it is considered that the proposed additions would result in adverse bulk impact affecting adjoining occupiers.

CONCLUSION

The proposed roof alterations and dormer addition would be of a size and scale that would dominate the existing building and, as such, the proposal would be incongruous with and harmful to the character of the area.

The additions would have a harmful impact upon adjoining occupiers by way of bulk impact.

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

7. RECOMMENDATION

REFUSE PERMISSION

For the following reasons:

Refusal Reasons:

The proposed development, by reason of its size, scale and form would dominate the existing building, unbalance the pair of semi-detached properties and fail to be sympathetic to the design of the existing building, the street scene and the visual amenity of the area, contrary to Policies DM1 and DM12 of the Haringey Development Management DPD (2017) and Policy SP11 of Haringey's Local Plan Strategic Policies 2017.