



Officer Report

Application Number: HGY/2023/1112
Application Type: Householder planning permission
Address: 4A Trulock Road, Tottenham, London, N17 0PH
Proposal: Erection of single storey rear infill extensions, formation of rear dormer and roof extension including the installation of 2x front rooflights and Juliet balcony, new side elevation fenestration and the erection of a single storey outbuilding in the rear garden.
Case Officer: Mercy Oruwari
Valid Date: 24/04/2023
Applicant: Miss Jessica Oliver
Agent:

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

1.2 The following issues were raised by Councillor John Bevan:

- Concerns were raised in relation to an acceptable standard of light,
- Concerns regarding overlooking,
- Concerns regarding single aspect issues that may impact, including to internal areas and any loss / adequate provision of amenity space.
- Concerns that the Juliet balcony and front roof lights will be detrimental to the street scene at this location.
- New exteriors to match existing.
- Concerns that this application could be considered as over development at this location.
- Concerns that the application could result in future permanent change to the existing property by conversion into flats which would in effect result in the permanent loss of a large family housing unit, of which there is still a pressing need within the borough. (Officers comments: An informative will be added that any works to convert or use the property as a HMO would require planning permission).

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey end of terrace situated on the northern side of Trulock Road. The northern side boundary of the application site adjoins the rear garden area of the

properties Nos. 1 – 4 Trulock Road to the north leading to Commonwealth Road. The property has existing single storey rear extension. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

- HGY/2021/2172 - Single storey side infill and rear extension. Alterations to the first floor rear outrigger to incorporate addition storey at second floor level. Loft conversion with rear dormer window. Refused

Single storey side infill extension

2.3 The proposal is for the erection of a single storey infill extension, which when combined with the existing rear extension will create a wraparound. The infill creates a 7 metre wall that sits between the host property and the boundary to the rear gardens of Nos 2 and 3 Trulock Road.

2.4 The combined depth and height at 2.7 metres would normally be deemed as excessive for the infill, however, the boundary sits along the rear of the gardens of Nos 2 – 3 Trulock Road. On the side adjacent to No 5 Trulock Road there would be no change to what already exists. The proposal is therefore considered to be acceptable and would be in keeping with the local character and visual amenity of the area.

2.5 As the ground floor infill would sit on the boundary adjacent to the end of the gardens of No 2-3 Trulock Road there would be no material loss of sunlight or daylight. The location of the structure would not result in having an overbearing appearance to any neighbouring properties. There would also be no material loss of privacy to neighbouring properties with the proposed bi-fold doors all facing into the rear garden. This part of the proposal is acceptable in amenity terms.

2.6 As well as the large bi-fold doors the infill extension will also have 3 large rooflights. This would allow adequate light into the space.

Roof extension (L shaped dormer)

2.7 Permission is also sought for the erection of a full width dormer and roof extension over the outrigger. This would accommodate the creation of a new bedroom suite in the loft area. The roof extension over the outrigger would create a new study at the rear with access to a rear facing full height Juliet balcony. There are other examples within this row of houses of L shaped dormers and therefore it would be considered to be acceptable and would be in keeping with the local character and visual amenity of the area.

2.8 Given the existing degrees of mutual overlooking from the first floor windows the degree of additional overlooking created by the full height glazing of the Juliet balcony is not considered materially significant. In addition, the lower part of the Juliet balcony has screening which results in the view being almost equivalent to a standard window.

2.9 The 2x first floor and the 1x second floor high level side windows would provide additional light into the bedroom on the top floor and into the bathrooms on the first floor. They would be no overlooking from any of these windows as they would all be obscured. The front rooflights or standard for any type of roof conversion and are therefore acceptable.

Rear garden outbuilding

2.10 The proposal also includes the erection of an outbuilding at the rear of the garden. The structure would be 3.8 meters wide and angled at the rear. with the depth on the right side being 3.8 meters and 5 meters on the left. The pitched roof would slope down from 3 meters to 2.8 meters on both sides.

2.11 The building would be accessible both through bi-folding doors at the front as well as through a separate single side door. The outbuilding will provide an incidental living accommodation in connection with main house. The proposed outbuilding would still allow for adequate amenity space between the rear of the garden and the main house.

2.12 The structure would not cause any material loss of privacy to neighbours. The proposal is therefore acceptable in amenity terms.

2.13 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

2.14 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 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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated within the approved plans.

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.

Any development works prior to converting the property or to use the property as a House of Multiple Occupation (C4 use class) would require Planning Permission in the form of a written approval from London Borough of Haringey.

Any development works prior to converting the roof outrigger over the first floor would require Planning Permission in the form of a written approval from London Borough of Haringey.