

Application Number:	HGY/2023/0846
Application Type:	Full planning permission
Address:	37 Flexmere Road, Tottenham, London, N17 7AU
Proposal:	Construction of a hip-to-gable roof extension and dormer roof extension to the main rear roof
Case Officer:	Sabelle Adjagboni
Valid Date:	27/03/2023
Applicant:	C/O Agent
Agent:	Ms Songul Pirbudak

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a hip to gable extension including a rear dormer extension.

Site and Surroundings

The application site is a two-storey end-terrace house on the east side of Flexmere Road. It is not in a conservation area. The area is residential with multiple two-storey houses sparsely distributed. Although not a common feature in the area, hip-to-gable conversion can be seen, notably at No. 2 and 16 Marshall Road just round the corner from the application site.

Relevant Planning and Enforcement history

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

HGY/2022/2692 - Erection of a single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.75m | Prior Approval Not Required.

HGY/2010/0554 - Certificate of Lawfulness for erection of single storey rear extension - Granted.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 8 letters to neighbours. No representations were received.

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

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.

Whilst it is noted that the hip to gable extension would slightly unbalance the appearance of the pair of semi-detached properties which the site is part of, it is also acknowledged that nearby properties have undertaken such roof extensions. As such, a hip to gable would not be out of keeping in this context. Therefore, there is no objection to the hip to gable extension. Additionally, the hip to gable would be undertaken in matching materials, which is appropriate. Three rooflights would also be incorporated into the altered front roof slope and these would not be overly dominating features and are considered acceptable.

The proposal also includes a dormer on the rear roof slope, which would span across a large portion of the rear roof slope, about 5.9m with a height of approximately 2.5m falling below the height of the existing roof. This is typical for rear dormers and the scale is considered to be subordinate to the host dwelling. Moreover, several other properties in the locality

incorporate similarly sized and designed dormers. Hence, given the character of the immediate locality, there is no objection to the size or design of the proposed rear dormer window. What's more, the proposed materials would match the existing. Therefore, the scheme does not undermine the existing uniformity of the host building and is also in keeping with the pattern of development in the area.

As such, in design terms, the proposal is considered in line with the above policies.

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.

The proposed windows, and doors of the proposal will look within the application site's back garden. There are no proposed side windows. Therefore, the proposal will have a minimal impact on the privacy, daylight, sunlight of adjoining occupiers/ sites.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable in design and amenity terms.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

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.

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: 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: 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.