



Officer Report

Application Number:	HGY/2023/2084
Application Type:	Full planning permission
Address:	Flat B, 18 Higham Road, Tottenham, London, N17 6NF
Proposal:	Loft conversion above the main roof and rear outrigger with a terrace at the rear . The front slope will have 2 skylights.
Case Officer:	Zara Seelig
Valid Date:	01/08/2023
Applicant:	3 Kuettner
Agent:	other More Space

RECOMMENDATION

Refuse

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Proposed loft conversion above the main roof and rear outrigger with a terrace at the rear . The front slope will have 2 skylights.

Site and Surroundings

The application site is a two storey mid terrace building consisting of two self contained flats situated on the Southern side of Albert Road. The site is not located within a conservation area, it is not a listed building and there are no TPO's on the site.

Relevant Planning and Enforcement History

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

OLD/1985/0637 – Conversion into 2 self-contained flats. – Granted permission (with conditions)

HGY/2023/1673 - Proposed loft conversion including rear dormer extensions to the main roof and rear outrigger and two rooflights to the front. – Granted permission (with conditions)

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal: None

External: None

LOCAL REPRESENTATIONS

The application has been publicised by way of 24 neighbour consultation 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:

Supporting: 0

Objecting: 3

The following local groups/societies made representations:

- None

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Would cause overlooking and loss of privacy
- Would cause noise and disturbance
- Visually overbearing and oppressive
- Out of character

The following issues raised are not material planning considerations:

- None

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.

The proposed rear dormer extension and 2 no. front roof lights is considered acceptable and was previously approved under HGY/2023/1673. The proposed roof terrace would not be a sensitive feature in relation to the surrounding area as there are no roof terraces present in the local context. It would not be in-keeping with the character of the development in the surrounding area as it does not respond to the existing character of the area. The proposed amount of roof terrace screening, inclusive of the rear dormer addition, would not appear subordinate above the outrigger and therefore it is considered to be unacceptable.

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 development would not be in-keeping with the character of the development in the surrounding area. The proposed roof terrace would lead to a loss of privacy to the neighbouring properties due to overlooking and it would be detrimental to their amenity, and therefore the proposal is considered to be unacceptable. In particular this would introduce additional overlooking of adjoining properties that doesn't currently occur. While screening mitigates overlooking issues to a certain extent, the size of the terrace would mean the required amount of screening would exacerbate concerns regarding the development's design and appearance as discussed above.

In addition due to its position, size and capacity, the terrace could give rise to levels of noise and general disturbance that would impact on neighbouring properties, particularly higher level habitable rooms of neighbouring properties.

Conclusion

The proposed roof terrace is considered not acceptable in terms of the design and appearance in the context of the surrounding area, and would adversely impact neighbouring amenity.

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

RECOMMENDATION

REFUSE PERMISSION for the following reason(s):

1. The proposed development by reason of its scale and design, would appear an obtrusive and incongruous form of development, out of keeping with the general pattern of development and character of the area and insubordinate when considered together with the approved rear dormer,

contrary to policy SP11 of the Haringey Local Plan 2017, policies DM1 & DM12 of the Development Management DPD 2017 and Policy D6 of the London Plan 2021.

2. The proposed roof terrace by reason of its size, capacity and siting would give rise to overlooking of adjoining properties rear windows and gardens and to additional noise and general disturbance, to the detriment of neighbouring occupiers residential amenity and contrary to policies DM1 of the Development Management DPD 2017 and Policy D6 and D14 of the London Plan 2021.

INFORMATIVE: Pre-application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service. <https://www.haringey.gov.uk/planning-and-building-control/planning>

Refusal Reasons:

The proposed development by reason of its scale and design, would appear an obtrusive and incongruous form of development, out of keeping with the general pattern of development and character of the area and insubordinate when considered together with the approved rear dormer, contrary to policy SP11 of the Haringey Local Plan 2017, policies DM1 & DM12 of the Development Management DPD 2017 and Policy D6 of the London Plan 2021.

The proposed roof terrace by reason of its size, capacity and siting would give rise to overlooking of adjoining properties rear windows and gardens and to additional noise and general disturbance, to the detriment of neighbouring occupiers residential amenity and contrary to policies DM1 of the Development Management DPD 2017 and Policy D6 and D14 of the London Plan 2021.

Informatives:

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