



Officer Report

Application Number:	HGY/2023/1557
Application Type:	Householder planning permission
Address:	First Floor Flat, 30 Keston Road, Tottenham, London, N17 6PN
Proposal:	Erection of rear dormer, roof extension and rear roof terrace. Insertion of 2x side elevation windows, 1x front rooflight and 3 x windows installed within front turret.
Case Officer:	Mercy Oruwari
Valid Date:	13/06/2023
Applicant:	Mr Winston Johnson
Agent:	Mr Paul Gunning

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

1.1 This is an application for the erection of rear dormer, roof extension and rear roof terrace. Insertion of 2x side elevation windows, 1x front rooflight and 3 x windows installed within front turret.

Site and Surroundings

1.2 The application site is a two storey end of terrace property on the corner opposite the junction with Apple Tree Road. The property has been converted into two self-contained flats for some time. The site is not within a conservation area and does not relate to a listed building.

Relevant Planning and Enforcement History

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

- HGY/2022/2794 - Use as 2 No. self contained flats (Certificate of lawfulness). Granted
- HGY/2020/1556 - Construction of rear outbuilding (retrospective). Refused
- UNW/2020/00084 – Unauthorised structure/works. Closed
- UNW/2017/00435 – Unauthorised conversion to flats. Closed
- PRE/2016/0276 - Erection of rear roof extension. Not considered acceptable
- HGY/2014/0984 - Formation of rear dormer and insertion of front rooflight. Granted
- BWC/2004/00376 - Unauthorised erection of a garage. Closed

- HGY/1998/0664 - Conversion of the property into 2 self-contained flats. Refused - Appeal dismissed

2. **CONSULTATION RESPONSE**

2.1 No responses sought.

3. **LOCAL REPRESENTATIONS**

5.1 No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

6. **MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity;

Design and appearance

6.2 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.

6.3 The Development Management DPD document states that 'Extensions to residential buildings should therefore be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area'.

6.4 Permission is sought for a L shaped roof extension to the first floor flat. The proposal includes a flat roof dormer window set within the rear roof slope and a roof extension on the rear outrigger with 2 side uPVC windows. There would also be 1x front roof light as well as rooflights installed in the front turret. In addition, the roof would be replaced with a new dark blue/black fibre cement slate. The proposed roof extension would almost extend over the full depth of the roof of the outrigger. A roof terrace would occupy the remainder of the roof. The existing chimney on the party wall boundary of No 32 would be retained adjacent to the new proposed extension. The property is located on the prominent bend of Keston Road with the rear of the property being highly visible from a public vantage point.

6.5 The proposal for 2x side windows and the front rooflights would be acceptable, however, the rooflights within the turret would be out of character. The works for the replacement of the roof would also be acceptable.

6.6 The 2016 pre-app advice note did not consider any of these works as acceptable. The proposed roof extension would result in a dominant, incongruous, and discordant addition to the property and from the street will look like an additional storey rather than a modest extension. This would strongly detract from the appearance of the house and would negatively harm the streetscene. The impact on the street will be quite noticeable due to its' clear public visibility with

the property being located on the curved corner of that part of the road. The development as a whole would add considerable mass to the property and would overwhelm that part of the street whilst making the site look cramped and over-developed.

6.7 The proposed roof terrace would also be unacceptable as it would not be in keeping with the host building or the wider area. The roof terrace combined with the rear projection would mean the original roof shape would not be visible. Additions to the roof should be ideally set within the roof slope, thereby retaining the original form of the roof.

6.8 As such, the proposal is not considered subordinate to the host property and does not respect the architectural unity of the terrace of houses or the character of the surrounding area, contrary to the above policies.

Impact on neighbouring amenity

6.9 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.

6.10 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 resident.

6.11 Roof extensions in general are a common feature across the borough. Located at roof level, the proposal is not considered to have a significant, detrimental impact on the amenity of the neighbouring properties in accordance with the above policies.

6.12 The 2x side windows would not pose any significant overlooking issues. That side of Keston Road is wide enough to create an acceptable distance and gap between the side elevation of the host property and the neighbouring houses on the other side of the road.

6.13 However, the position of the roof terrace would not be considered acceptable. The proposed position of the roof terrace would raise concerns about potential overlooking issues for the rear of the houses and gardens on Ripon Road, and for the gardens of No 32/28 Keston Road. This would be especially imposing as the gardens are quite small and the buildings are in very close proximity of each other. As the pitch of the roof is quite low it doesn't lend itself to providing any form of screening. Overall, it would be challenging to create any kind of effective screening to mitigate the impact of overlooking and the loss of privacy. The installation of screening, with the proposed terrace in this position, would in fact result in adding to the level of unacceptable volume and bulk on the roof.

6.14 The issue of overlooking and loss of privacy was also highlighted within the pre-app advice note from 2016 (PRE/2016/0276). It was advised that this be omitted from the proposal along with the rear projection of the dormer/roof extension.

Conclusion

6.15 The proposal is considered unacceptable as the outrigger extension would result in a dominant, incongruous and discordant addition to this property, detracting from its appearance and

harming the streetscene. In addition, the roof terrace would result in an unacceptable level of overlooking and a loss of privacy for the neighbouring properties.

6.16 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

7. CIL APPLICABLE

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

8. RECOMMENDATION

REFUSE PERMISSION for the following reason(s):

Refusal Reasons:

The outrigger extension by reason of its size, bulk and massing would result in an over dominant, incongruous and discordant addition to the property, detracting from its appearance and harming the streetscene, contrary to Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management, Development Plan Document 2017.

The rear roof terrace by reason of its size,. siting and design would create an intrusive form of overlooking of the adjoining residential properties both opposite and below, to the detriment of the privacy and residential amenities of the occupiers, contrary to Policy D6 of The London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 of the Haringey Development Management, Development Plan Document 2017.