



Officer Report

Application Number:	HGY/2023/2205
Application Type:	Householder planning permission
Address:	74 Etherley Road, Tottenham, London, N15 3AU
Proposal:	Proposed hip-to-gable roof conversion, erection of a rear dormer and the insertion of two front rooflights,.
Case Officer:	Daniel Boama
Valid Date:	14/08/2023
Applicant:	Rosie Holtom
Agent:	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a two storey end-of-terrace dwellinghouse with a hipped roof on the corner of Conway Road and Etherley Road. The entrance door is on the side on Conway Road. The surrounding area is predominantly residential, with terrace flats with 'Left' or 'Right' in their addresses because they share the same external entrance door but have separate internal entrance doors. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The site has different character to the neighbouring properties. An end-of-terrace was approved at no.62A, which has a modern appearance, so there are examples of dwellings in this area with a different character to the predominant appearance.

There is no planning history of the site. The planning history of neighbouring properties has been taken into account when coming to this decision.

62 & 62A, Etherley Road

HGY/2017/3299 | GTD 23/1/2018 Rearrange and extend two existing dwellings (62 and 62A Etherley Road) to provide two family dwelling houses, including the erection of a rear extension, erection of rear dormers and roof extension, insertion of rooflights to the front elevation. Demolition of the existing single storey side extension (62A Etherley Road) and erection of a two storey side extension and associated alterations.

The proposed development is for a hip-to-gable roof conversion with the erection of a rear dormer, the insertion of 2no. rooflights on the front slope, a floor plan redesign and all associated works.

The rear dormer would be 3.75m wide, 2m high, and 3.29m deep. It would not be a full width dormer, because it would be setback from the parapet by 0.26m and 0.38m of the flank wall facing Conway Road, and 0.9m setback from the eaves. The roof conversion would not extend beyond the existing ridge line, so it would give respect to existing height of the building. The drawings were revised to change the Flexible Bedroom to a Home Office due to the lack of adequate bedroom space.

The proposed roof would be hipped to match the existing main roof. It would also be lower than the ridge and setback from the roof hip, and so it would achieve the subservient appearance. The existing 3no. side window would be blocked up to make way for the side extension.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height and depth of the roof extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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.

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 on the plans hereby approved.

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

Informatives:

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.

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.