



Officer Report

Application Number:	HGY/2026/0268
Application Type:	Full planning permission
Address:	Flat B, 31 Drayton Road, Tottenham, London, N17 6HJ
Proposal:	Formation of L-shaped dormer roof extension to first floor flat and formation of roof terrace to existing outrigger
Case Officer:	Oskar Gregersen
Valid Date:	30/01/2026
Applicant:	Mr Elli Farrant
Agent:	Ms Elli Farrant

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid-terrace dwellinghouse on the east side of Drayton Road. The site has been converted to two self-contained dwellings in the year 2000. The surrounding area is residential in nature with sites having two storey bay windows with turret gables.

The site does not fall within any conservation area, nor does it affect the setting of any listed building.

2. THE PROPOSAL

The proposed is for the formation of an L-shaped dormer roof extension to first floor flat and formation of roof terrace to existing outrigger.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2000/0849 | Conversion into 2x1 bed self-contained flats
Approve w/ conditions

4. CONSULTATION RESPONSES

No responses

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive

aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

Dormer roof extension

The proposed L-shaped dormer roof extension would be scaled similarly to what could be achieved under permitted development if the site weren't a flat. The proposed dormer roof extensions would abut the ridge of the roof and would be 5.3m wide and 3.6m deep across the area labelled 'Area B', 'Area A' would be 4.39m deep and 3.15m wide and would leave 1.32m of the existing outrigger uncovered including the roof terrace.

The extension would be finished in materials to match those of the existing dwelling, and as noted above would be scaled similarly to what would be possible under permitted development if the site had those rights. As such, it is deemed that the scale and massing of the proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

Roof terrace

The proposed roof terrace would be to the rear of the existing outrigger. It would be 2.98m wide and be 2m deep. The proposed roof terrace would be at second floor level, lower than the roof ridge by 1.8m, and would setback from the sides of the existing roof by 360mm and the eaves by 1.36m. It would have metal balustrade with a privacy screen 1.7m in height to the side, and 1.37m to the rear. There would be decking finished materials that match those of the existing dwelling.

The siting and design of the proposed roof terrace is considered modest in scale and carefully designed in relation to the appearance of this building and would not be openly visible. It would preserve the existing roof form and complement the elevation on which the proposed roof terrace is located.

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.

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 the amenity of neighbouring residents.

Dormer extension

The proposed extension would match the scale of the extension at No. 48 Drayton Road and could be achieved under permitted development rights if the site were not divided as flats. As such it is

deemed that the scale and massing of the proposed dormer roof extension would not result in any adverse impact to neighbouring amenity.

Roof terrace

With the proposed 1.7m high metal balustrade installed and the limited depth of the proposed terrace, overlooking from the proposed roof terrace down into adjoining gardens, or ground floor windows of Nos. 29 and 33 Drayton Road would not be possible. Views towards the upper windows of the rear of Mount Pleasant Road would be possible but this would not be substantially different to the views from upper floor rear windows of existing properties.

Regarding the adjoining residential properties, the nearest window(s) serves a bedroom, which is located 17m away from the proposed terrace. Views into those windows would be partly blocked by the proposed privacy screen, and the window would be located a sufficient distance away that overlooking and a loss of privacy would not be of concern. It is deemed that the presence of users on the terrace area in close proximity to the other windows would be unlikely to cause the perception of a loss of privacy in the adjoining residential property.

It is noted that the proposed roof terrace may provide the opportunity for gatherings. Given its modest size, there would be less likelihood of noise reaching intrusive levels. Although an hours of use condition on external space is often attached in respect of commercial properties, to do so in respect of a residential property would be difficult to enforce.

The fact that the terrace is visible from neighbouring windows is no different to surrounding gardens and once fenced, the Council is satisfied that there would be no substantive effect on outlook. The scale and massing of the proposed roof terrace is considered modest and would not result in noise/material loss of daylight/outlook/privacy. The proposal is acceptable in amenity terms.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and of Haringey's Local Plan Strategic Policies 2017. The proposed development also generally accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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.

Approved drawings list: ELL-086-A-06-001, ELL-086-A-04-100, ELL-086-A-04-200, ELL-086-A-04-300, ELL-086-A-06-101-B, ELL-086-A-06-200-B, ELL-086-A-06-300-B

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The privacy screens as shown in the approved drawing ELL-086-A-06-200 REV_B shall be installed prior to the first use of the terrace area and shall be painted dark grey, with these features thereafter retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.