



Officer Report

Application Number:	HGY/2026/0599
Application Type:	Householder planning permission
Address:	15 Lawrence Road, Tottenham, London, N15 4EN
Proposal:	Formation of rear dormer window roof extension
Case Officer:	Sabelle Adjagboni
Valid Date:	03/03/202
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Applicant:	Valerie Guichard
Agent:	Mr Jordan Macann

RECOMMENDATION

Refuse

1. Site location

The application site is a two-storey end-of-terrace property located on northern side of Lawrence Road, between the intersection with Elizabeth Clyde Close and the junction with Philip Lane. The surrounding area is predominantly residential in character. The property is located within the Clyde Circus conservation area but does not fall within the curtilage of a listed building.

2. Description of Proposal

The application proposal seeks permission for the erection of a rear loft dormer extension, including a rear dormer and outrigger dormer.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

Planning

HGY/2017/2447

Proposal: Erection of single storey rear / side infill extension.

Decision Date: 13 October 2017

Decision: Approve with Conditions

HGY/2017/2590

Proposal: Erection of a rear dormer window including the insertion of rooflights to the front elevation

Decision Date: 12 October 2017

Decision: Approve with Conditions

Enforcement

HMO/2017/00245

Change of Use - House in Multiple Occupation

Type: House in Multiple Occupation

Status: Closed

Decision Date: 23 May 2017

4. Internal & Statutory Consultation

LBH Conservation Officer Comment

- The site's terrace is much altered with over rendering and replacement windows and doors, consequently the site is considered a neutral impact to the significance of the conservation area.
- Clyde Circus Conservation Area is currently on the national heritage at risk register as in poor condition and deteriorating because in part of the cumulative impact of the various substandard alterations of residential buildings.
- Care is required when assessing proposals to ensure that new developments do not aggravate the poor condition of the conservation area and where possible enhance or reverse previous poor-quality alterations.
- The remaining positive aspect of the existing building is its C19 form and scale.
- The proposed dormer would occupy all the roof including the outrigger and would cut across the original form of the building.
- It is a bulky poor-quality addition which would completely remove the original roof form and obscure the original building form.
- It would be a dominant addition, in a conspicuous design and would be highly visible from Lawrence, and the beginning of the Conservation Area.
- An L-shaped dormer which projects outwards onto the outrigger would set a poor precedent and would be considered to cause harm to the significance of the Clyde Circus Conservation Area.
- There is scope for a dormer/loft conversion, but this would need to be restricted to the rear roof slope only, in line with the other dormers in the area which even at their largest do not project onto the outrigger.

5. Local Representations

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: 0

6. Assessment of 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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The bulk of the proposed dormer, particularly incorporation of a roof extension over the rear outrigger results in a form of development which would not appear subordinate to or complement the design and appearance of the existing building. There are no outrigger dormer extensions on the terrace the site is part of, therefore, the outrigger extension would be out-of-keeping with the character of the street and this part of the conservation area. Whilst it is accepted that the dormer would be set marginally down from the main building ridge height, it occupies the full extent of the rear roof plane of the outrigger projection of the building and extends along the full length of the rear outrigger, creating the resultant visual effect of a three-storey development.

The dormer exceeds the recommended maximum two thirds width of the existing roof slope as set out in the SPD, and whilst it is acknowledged that the proposed materials would include tiles to match those on the existing building, these factors would not provide sufficient visual mitigation. The proposed roof extension would be highly visible from the northern approach on Lawrence Road and would appear as an overwhelming and visually bulky addition to the building, which would result in an adverse visual impact.

The proposed extension over the rear out-rigger projection, by reason of its design and size, is an excessively large and over dominant alteration of the roof and a disproportionate addition to the building. This element of the proposed development is at odds with the character of the property and harmful to its appearance. The harm to the property would in turn have a negative impact on the appearance of the conservation area and on local visual amenities.

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 resident.

As the host property is an end-of-terrace and sits on the other side of a taller block of flats at a considerable distance, the dormer would not introduce any meaningful opportunity for overlooking. There is no discernible impact on neighbouring privacy on the southern boundary.

On the northern boundary with No. 13, the rear dormer is set back, and the outrigger dormer would also be a significant distance from the property. Given the location of the rear dormer window at No. 13, it is not considered that the proposed dormer extensions would detract from their outlook nor would they materially affect daylight, sunlight or privacy.

6. Conclusion

The roof extension on the main roof slope in conjunction with the extension over the existing rear outrigger projection, by reason of its position, size, design and appearance, is an overly large, obtrusive and uncomplimentary addition to the property, out of scale and character with the conservation area and detrimental to local visual amenities, contrary to Policies DM1, DM9 and DM12 of The Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017, and Policy D6 of the London Plan 2021.

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. CIL Applicable

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

8. Recommendation

REFUSE Planning Permission

Refusal Reasons:

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