

Officer Report

Application Number:	HGY/2026/2277
Application Type:	Full planning permission
Address:	101 Shelbourne Road, Tottenham, London, N17 9YL
Proposal:	Loft conversion with a dormer window on the main roof slope and dormer on rear out-rigger projection.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	13/08/2026
Applicant:	6
Agent:	Mark Spelman Miss Shelley White

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for formation of rear dormer windows on the main rear roof slope and on the outrigger to facilitate loft conversion providing additional bedroom with insertion of 2 x Velux rooflights to front roof slope.

Site and Surroundings

The subject site is a two-storey mid terrace property situated on western side of Shelbourne Road, between the junction with Lansdowne Road and Glendish Road. Proposed extension relates to the upper floor purpose built flat. Property has no addition. The surrounding area is wholly residential in character.

The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

There is no planning /enforcement history in relation to the site.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 18 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: 1

Objecting: 1

Supporting: 0

The following Councillor(s) made representations:

Cllr John Bevan has made some observations about the proposal. He expects the proposal to comply with London Plan space standard; ensure acceptable light and aspect issues are addressed and that front roof slope details are maintained.

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:

- Occupier of the adjoining property has objected on the grounds that no party wall agreement information about the proposed works, including plans and details of how would be undertaken has been provided.

Comments on representation

- The above representations are noted and as the proposed extension would provide additional bedroom to the flat. Party wall matters are not material planning considerations and cannot be used by local councils to approve or refuse a planning application. These are purely a civil matter.

4 MATERIAL PLANNING CONSIDERATIONS

4.1 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.

Rear dormer on the main roof and over outrigger

The proposal includes the erection of rear dormer on the main roof slope and small back addition dormer on to the rear out-rigger projection to provide additional study room. Proposed dormer on the main roof would take up most of the rear roof slope. However, the proposed dormer has been pulled in the eaves and set below the main ridge. It should be noted that dormers over existing outriggers are not normally supported, however, in this case officers consider that the proposal would be acceptable, as the extension would appear subordinate to the host building including roofscape and the terrace.

Some of the adjoining properties notably (106, 130, 139, and 46 Shelbourne Road) have substantial rear box dormers similar to proposed scheme and as such they are part of the established appearance of the terrace and can - not be ignored in this context of the application site. Given the presence of these adjoining existing dormers, the proposal is not out of place in its local context and more in keeping with its immediate surroundings.

The dormer would be well set back from the eaves of the outrigger and set well in from the side elevation and as such most of the outrigger roof is retained. The proposed dormer is considered proportionate and subordinate to the existing building. It is considered that the proposed dormer window would not be unduly dominant and would not have any significant adverse impact on local visual amenity or the character and appearance of the area.

Proposed rooflights to the front roof slope are modest in size and as such would not detract from the character of the locality.

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.

The rear dormer would also not be visible from public vantage points given the existing deeper outrigger projection there, which means that the roof form of the main part of the dwelling is partly obscure. The proposal is acceptable in amenity terms.

Given the existing degrees of mutual overlooking from first floor windows the degree of additional overlooking created by the dormer glazing is not significant and certainly not to a degree to refuse consent.

5 Conclusion

The proposal is considered acceptable and would not detract from the character of the locality and as such would have minimal impact on the adjoining occupier living conditions.

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

6. CIL APPLICABLE

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

7. RECOMMENDATION

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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:
ST_AUG26_101 SHE_00
ST_JUL26_101 SHE_001
ST_AUG_101 SHE_002 Rev.C

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.

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 Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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.