



Officer Report

Application Number:	HGY/2023/1962
Application Type:	Full planning permission
Address:	First Floor Flat B, 40 Springfield Road, Tottenham, London, N15 4AZ
Proposal:	Formation of rear dormer including inset terrace (amended proposal).
Case Officer:	Sabelle Adjagboni
Valid Date:	20/07/2023
Applicant:	Mr Elan Silver
Agent:	Mr George Kain

RECOMMENDATION

Approve with Conditions

1. Proposed development

The proposal is for the formation of rear dormer extension including inset terrace. The proposal has been amended from an L-shaped rear dormer with a roof terrace to a dormer restricted to the rear roof slope only including an inset terrace. Additionally, some roof lights are proposed on the front roof slope.

2. Site and Surroundings

The application site relates to a first-floor flat in a two-storey house in the centre of Springfield Road. The site is not located within a conservation area. Although not a common feature on the street, some houses have roof extensions near the application site namely Nos: 38 and 64.

3. Relevant Planning and Enforcement history

There is no recent planning history in relation to the site. However, the history of the site shows that the property was converted into two flats in 1993.

4. Local representations

The application has been publicised by way of 20 letters to neighbours. One objection was received. The following issues were raised in the objection and are not material for planning consideration.

- Accuracy of plans in relation to neighbouring property
- Party Wall
- Use of the extension to create a HMO.

Officer comment:

- Officers are satisfied that the plans are sufficient to assess the impact of the proposal with the knowledge that the neighbours at No. 38 have a rear dormer extension.
- Party wall is a civil matter and has no bearing on planning consideration. However, an informative regarding the party wall act will be attached to the decision notice.

- The use of the proposed development in this application has been submitted on the basis of increased living spaces for the residents and the plans do not give any indication that the proposed additional space will be used as an independent flat (for which planning permission would be required) or as a HMO.

The following issues were raised in the objection and are material for planning consideration.

- Overlooking;
- Loss of light;
- Impact on privacy.

These issues will be addressed in subsequent sections in this report.

4. Material 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.

The proposed rear dormer will span the full width of the existing house and be approximately 3.5m deep with a height of approximately 2.3m. The inset terrace would not add to the size of the dormer as it is contained within the volume of the roof extension.

The rear dormer is considered proportionate to the host dwelling and acceptable in design terms. The roof extension here would not cause harm to the appearance of the building or the wider surroundings. The rear elevation of this building is not openly visible and in the case here the deep outrigger (which will remain unaltered) will in part restrict view of the rear dormer. The proposed materials would match the existing roof.

The rooflights proposed on the front roof slope meet the general accepted standard in size and position.

Overall in design terms, the proposal is considered in line with the above policies.

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 per the amended plans, removing the volume on the outrigger, the scale and massing of the proposed roof extension is not considered excessive and would result in a material loss of sunlight or daylight, or have an overbearing appearance in terms of the amenity of adjoining properties.

The inset terrace with Juliet balcony will look principally towards the back garden of the application site, with visibility from this restricted by the current outrigger to the application property.

The proposed inset balcony and additional glazing at roof level, would not lead to a significant increase in the extent of overlooking over and above the extant situation. Any additional overlooking or loss of privacy resulting from the proposed dormer window would be negligible.

The new proposal also removes the side window further mitigating impact on the privacy of the neighbouring properties. Hence, it is considered that with the amendments, the concerns of the neighbour who raised an objection have been addressed.

Due to the positioning of the proposed roof lights and the separation distance, there would also be no additional overlooking towards the properties on the other side of this road.

Overall, in terms of amenity, the proposal is considered in line with the above policies.

Conclusion

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

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.

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 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.

Informatives:

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.

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.