

Officer Report

Application Number:	HGY/2023/2751
Application Type:	Householder planning permission
Address:	63 Woodside Gardens, Tottenham, London, N17 6UN
Proposal:	Creation an L-shaped loft conversion, installation of one roof light to front slope, two windows to the rear and one window with obscure glass to the side elevation, removal of the rear chimney
Case Officer:	Sabelle Adjagboni
Valid Date:	12/10/2023
Applicant:	Julien & Ami McGuffie
Agent:	Ms Dani Schmidt

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

- 1.1 No representation was received in response to notification and publicity of the application.
- 1.2 No issues were raised by neighbours, local groups, and Councillors.

2. REASONS FOR GRANTING PERMISSION

- 2.1 The site is a two-storey residential terraced house located toward the centre of Woodside Gardens. The site is not located within any conservation area and does not fall within the curtilage of a listed building.
- 2.2 The planning history of the site has been considered when coming to this decision.
- 2.3 The proposed L-shaped dormer extension involves the construction of a rear dormer on the main roof slope and another roof dormer on top of the two-storey outrigger. The dormers would be clad with slate tiles to match the existing. Whilst full width dormers on the main roof slope and a deep roof extension over an outrigger would not be acceptable, it would not be visible from the street scene and is in keeping with the other rear dormers in the locality as there are several similar developments on this road namely at Nos. 41 and 45 Woodside Gardens near the site. Additionally, Nos. 35 and 37 have received planning permission for similar extensions in a recent past.

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

2.5 The proposed installation of one front and two back rooflights are considered acceptable due to their size, position within the roof slope, and that many neighbouring properties already have similar front rooflights and the proposal would not be out of keeping with the street scene.

2.6 The proposed windows on the rear elevation of the roof extension will face into the garden of the application site. Although the angled window at the rear may offer some views beyond the rear garden, there would be no significant increase in the extent of overlooking over and above the extant situation. The angled rear elevation, also reduces the level of bulk of the outrigger extension, reducing impact on daylight or sense of enclosure for the neighbours.

2.7 Overall, the proposal will have no material impact on amenity, in terms of privacy, conditions of daylight and sunlight, and outlook. As such, the proposal is considered in line with the above policies.

2.8 In conclusion, the proposed dormer extension is considered in keeping with the character of the area. It would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties.

2.9 The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

2.10 All other relevant policies and considerations, including equalities, have been considered. 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.

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: 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: 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.