

Officer Report

Application Number:	HGY/2023/3101
Application Type:	Householder planning permission
Address:	25 Woodlands Park Road, Tottenham, London, N15 3RU
Proposal:	Erection of a rear dormer with linked outrigger roof extension.
Case Officer:	Roland Sheldon
Valid Date:	20/11/2023
Applicant:	James Champion
Agent:	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey mid-terraced L-shaped maisonette located on the western side of Woodlands Park Road, N15. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. The Proposal

The proposal seeks full planning permission for erection of a rear dormer with linked outrigger roof extension.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

Relevant planning history:

25a, Woodlands Park Road, London, N15 3RU

HGY/2008/0018: Erection of rear dormer window with 2 x rooflights to front elevation – Permitted development 13/02/2008

No planning enforcement history:

4. Consultation response

- There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0

Supporting: 0

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and
2. Impact on neighbouring amenity.

Design & Character

- 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.

A significant number of the properties within the terrace on the western side of Woodlands Park Road in which the host building is located have been subject to roof extensions, including L-shape roof extensions of similar scale and design to the proposed roof extension subject to this extension. This includes nos. 17, 19, 29 and 31 Woodlands Park Road.

As such, the character of the roofscape within this group of properties has been materially altered to some degree. The property already benefits from a full-height and width rear dormer. The proposed roof extension would see the existing rear dormer altered/rebuilt with a linked roof extension over the roof of the first-floor rear outrigger projection. The rear fenestration would align with the first-floor fenestration beneath. Whilst sizeable additions, given the scale of roof extensions that are already prevalent within the wider locality, the proposed extensions would not be considered to be uncharacteristic additions that would unduly harm the character and appearance of the host building or the wider locality. On balance therefore, the proposed development would be acceptable with regards to design and character considerations.

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.

Due to the existence of the first-floor projection of the host building, the introduction of the roof extension above would not result in any further reduction in outlook for the adjacent neighbouring first-floor window of no. 27.

Whilst there may be some loss of light and overshadowing for certain parts of the day from this aforementioned window and the rear garden area of no. 27, it would not be to an excessive degree that would result in an unacceptable impact on the living conditions of neighbouring occupants. There are no side-facing windows within the proposed extension that would overlook adjacent neighbouring rear windows. As such, the proposal would be acceptable with regards to amenity impact considerations.

7. Conclusion

The proposal is acceptable with regards to design, character and amenity impact considerations.

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

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions

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.

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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.