



Officer Report

Application Number:	HGY/2023/3244
Application Type:	Householder planning permission
Address:	17 Pembroke Road, Tottenham, London, N15 4NW
Proposal:	Erection of a single storey side and rear extension and a L-shaped rear dormer.
Case Officer:	Mark Chan
Valid Date:	18/12/2023
Applicant:	Mr Paul Edwards
Agent:	Mr Ali Uddin

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

No representations were received in response to notification and publicity of the application.

2. Planning assessment

The subject site contains a two-storey semi-detached property on the northern side of Pembroke Road. The site is not located within a conservation area. There is no planning history in relation to this site.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

This application is seeking consent for the erection of a single storey side and rear extension and a L-shaped rear dormer. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers.

Roof extension

The proposed L-shaped roof extension involves the construction of a rear dormer on the main rear roof slope and another roof dormer on top of the existing two-storey outrigger. The dormers would have flat roofs and be cladded with tiles to match the existing. Whilst the main rear dormer is large, it would not be visible from the street and is in keeping with the other rear dormers in the locality, including Nos. 26 and 30 Pembroke Road. It is also observed that nearby Nos. 14 and 20 Earlsmead Road have similar L-shaped roof extensions.

The rear elevation of the proposed outrigger dormer would be set back from the rear façade of the outrigger by 1.5m to reduce the massing and appear less prominent on roof level. Overall, the proposed roof extension is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. The proposed installation of a front rooflight is considered acceptable due to its relatively minor size and position within the front roof slope.

Infill extension

The proposed ground floor side and rear infill extension would be approximately 5.5m deep (1m from the rear façade of the outrigger) and full width. The extension would have a flat roof with a maximum height of 3m. Its rear elevation would have a double door and a window that faces the rear garden and cladded with brickwork like the existing. It is also observed that several neighbouring properties, such as Nos. 6, 25, 27 and 29 Pembroke Road have similar infill extension.

The proposed infill extension is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the extension is considered acceptable in design terms.

Given the fact that the proposed rear and rear extension would be 3m high only and be set back from the boundary with No. 15 Pembroke Road by more than 1m, its massing would not result in a material loss of sunlight or daylight or have an overbearing appearance in relation to this neighbouring property. Both the roof and the ground floor extension would not have any flank windows. There would be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in 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, as well as according with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

3. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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 demonstrated in the drawings hereby approved.

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.

- 4 Notwithstanding the provisions of Schedule 2, Part 1 and Classes A and C of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders amending or re-enacting that Order with or without modification), the flat roof area of the extension hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the extension without the grant of further specific permission from the Local Planning Authority.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

Informatives:

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.