



Officer Report

Application Number:	HGY/2023/3359
Application Type:	Householder planning permission
Address:	First Floor Flat, 51 Abbotsford Avenue, Tottenham, London, N15 3BT
Proposal:	Erection of rear dormer including the insertion of 3x front, and 2x rear rooflights. Installation of photovoltaic panels on roof. Installation of an external staircase from first floor to private ground floor side/rear garden (plus creation of secondary means of escape), replacement of 2x rear windows including lowering of sill levels.
Case Officer:	Mercy Oruwari
Valid Date:	20/12/2023
Applicant:	Mr Nikos Tsogkas
Agent:	Mr Sergio Cavadas

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises of the first floor flat of a two storey double fronted detached property which has been sub-divided into two flats. The site is located on the west side of Abbotsford Road close to the junction with La Rose Lane. The site is not located within a Conservation Area and does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The proposal is for the formation of rear dormer including the insertion of 3x front, and 2x rear rooflights. The works to the roof also include the installation of photovoltaic panels on the flat roof of the proposed rear dormer.

The works also include the installation of a new first floor door on the side of the building leading to a new external staircase providing direct access to the private ground floor side/rear garden (also providing a secondary means of escape) for the first floor flat. The final part of the external works would be for the replacement of 2x rear windows including the lowering of the sills. The scheme would also include internal alterations to the layout of the flat.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- PRE/2023/0219 - Erection of full width rear dormer including the insertion of 3x front rooflights. Installation of photovoltaic panels on roof. Installation of an external staircase

from first floor to private ground floor side/rear garden (plus creation of secondary means of escape), replacement of 2x rear windows including lowering of the sill levels. Proposal acceptable with amendments

- HGY/2014/1344 - Formation of two rear dormers. Approved with conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

No consultees were consulted on the planning application.

Local amenity groups

No local groups/societies were consulted on the planning application.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & appearance

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.

Roof Works

The proposal includes the formation of a rear dormer. Typically roof extensions are required to be confined to the rear or least important facade and should not upset the scale or proportions of the building. The dormer as presented in the Pre-application proposal was full width and appeared as an additional floor rather than a subordinate extension to the roof. This has been significantly reduced to a notably smaller dormer that is set in from the sides and away from the eaves and ridge.

The 3x front and 2x rear rooflights would be acceptable as they would sit comfortably within the roofscape. The photovoltaic (solar) panels would also be acceptable, as the roof of the dormer sits sufficiently below the ridge of the main house. This would ensure that the panels are also visibly below the ridge. The final works to the roof would be the installation of a ventilation extraction pipe for the new wc. This would be located on the front roof slope, however, it would be small in size

placed on the upper part of the slope, tucked in close to the middle roof-light. Considering the positioning of the pipe it would not be highly visible.

Creation of new side opening/door and stairs

The creation of the new opening on the side elevation (south facade), on the first level would be acceptable. The new stairs installed from the side door on the first floor to the ground level would provide access to the private side/rear garden of the first floor flat. It would also provide a secondary emergency exit. The new door would be timber or aluminium and the stairs and guardrail will be metal painted in a colour to blend into the building (dark grey/black). The location of the proposed door would be set in enough so that it would not be immediately or highly visible. The platform would also sit neatly between the host property and No 53. Overall, the works for this part of the scheme are considered to be acceptable.

Replacement Windows

The windows would be changed from uPVC double glazed to timber framed double glazed windows. Although the sill is being slightly lowered and the pane pattern is being changed from 4 (smaller panes) to 2 (larger panes) the position of the windows would remain the same. The property is not listed or in a conservation area. The rear of the host property is visible from the gap between No 51 and 53 Etherley Road, however, some of the other houses in this group of properties have also replaced their windows with alternative pane patterns at the rear.

The replacement windows would deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041. Overall, the upgrade of the windows would be acceptable.

The proposed development works as a whole are considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

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.

The rear windows in the new dormer are not in an uncharacteristic location for a roof extension on a residential building. There would be no more impact on privacy than with any other upper floor windows. The new rear replacement windows would be in the same location as the existing, therefore no new overlooking issues would be created. The new opening/door on the side on the first floor level would be facing the flank wall of No 53. In addition, the platform is quite modest in size and therefore would not be a place for people to use for anything other than the intended purpose of accessing the private garden. The proposal is therefore not considered detrimental to the loss of privacy to any neighbouring properties and is acceptable in amenity terms.

6. CONCLUSION

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

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

7. RECOMMENDATION

The application is recommended for approval 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 those specified in the application submission, unless otherwise first agreed in writing with the Local Planning Authority.

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 their ownership.