



Officer Report

Application Number:	HGY/2023/2028
Application Type:	Householder planning permission
Address:	39 Waldeck Road, Tottenham, London, N15 3EL
Proposal:	The erection of an L-shaped dormer extension incorporating a roof terrace to the rear.
Case Officer:	Neil McClellan
Valid Date:	26/07/2023
Applicant:	3
Agent:	MR ALBERT DURICI MR - CEMGIL

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

The erection of an L-shaped dormer extension incorporating a roof terrace to the rear.

Site Description

The application property is a mid-terraced 2-storey dwelling house.

The site is not located within a Conservation Area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

PRE/2023/0124 – Request for the LPA's preapplication advice on the proposed creation of a dormer extension and roof terrace within the property's outrigger. Applicant advised to pull the proposed terrace back from the end of the outrigger to be in line with the outrigger chimney and to provide a privacy screen to the side of the terrace.

HGY/2022/3581 - Planning permission granted for the erection of a single storey rear and side infill extension. Decided 19.07.2023.

HGY/2022/3582 - Certificate of lawfulness granted for conversion of the loft including dormer extensions to the main rear roof slope and to the outrigger and the installation of roof lights to the front. Decided 13.02.2023.

REPRESENTATIONS

No representations have been received in response to publicity of the application.

CONSIDERATIONS

A certificate of lawfulness has previously been granted for the conversion of the properties loft including dormer extensions to the main rear roof and outrigger. This application seeks to retain the dormer extensions already approved under the earlier certificate and introduce a 1.8-metre-deep roof terrace to be cut into the outrigger roof at the end of the outrigger dormer. In line with previous pre-application advice the depth of the terrace has been pulled back from the outriggers end gable by approximately 1.2 metres and reduced in depth. It is set in from the side eaves of the outrigger by approximately 0.3 metres. 1.7m high obscured glass balustrade is proposed to the side.

A similar dormer and roof terrace arrangement has been built at 43 Waldeck Road, and there are other outrigger dormers in Waldeck of a size similar to the combined depth of the dormer and terrace proposed in this application.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. It is therefore considered that the local character and visual amenity of the area will be protected.

The height and depth of the extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. The proposed balustrade/privacy screen will prevent any overlooking of the property to the side. It is noted that the terraced houses to the rear in Willow walk have relatively short rear gardens. However, the length of the application property's rear garden means that the end of the proposed terrace will still be over 20metres from the rear garden boundary and approximately 31 metres from the rear elevation of the closest property in Willow Walk. As such, the proposal is not considered to result in any material loss of privacy to neighbouring properties. The proposal is therefore acceptable in amenity terms.

The proposed development is in general 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.

All other relevant policies and considerations, including equalities, have been taken into account. 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated on the plans 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 The proposed 1.7m high obscure glass balustrade/screen along the side of the roof terrace as shown on approved drawing numbers P01 & P02 shall be fully installed in accordance with the approved details prior to the first use of the balcony/terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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 their 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.

INFORMATIVE: Proactive Statement

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.