



Officer Report

Application Number:	HGY/2024/0155
Application Type:	Householder planning permission
Address:	19 Loobert Road, Tottenham, London, N15 4LQ
Proposal:	Erection of rear dormer with rooflights on front slope and amendments to windows to rear ground floor
Case Officer:	Sarah Madondo
Valid Date:	18/01/2024
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Applicant:	Amy Horton
Agent:	Mr George Kain

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1 objection and 1 support was received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey mid-terrace property situated on south-eastern side of Loobert Road. The surrounding area is wholly residential in character. The site is located within Clyde Circus conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision.

Permission is sought for the erection of a rear dormer to provide additional habitable room. Since submission the roof lights to the front elevation have been amended following the conservation officer's advice. The conservation officer further advised as the dormer appears to be mirror one approved at no. 12 Loobert Road under reference (HGY/2022/2405), therefore can be accepted as precedents has already been set. The proposed rear dormer would be subordinate to the roof-slope as it would not appear overly bulky or out of scale in relation to the site and its surroundings as the dormer is set below the ridge and set in from the eaves as well as a set in from shared party wall on the other side. Windows proposed would reflect the fenestration on lower floor level. The proposal does not therefore appear incongruous within the immediate setting.

The proposal is considered acceptable in scale, in size and in keeping with the character and appearance of the property and terrace and will not significantly affect the residential amenities of the adjoining occupiers. Proposal on balance would provide a satisfactory standard of accommodation ancillary to the existing dwelling house.

While most roofs in Loobert Road and in Jansons Road to the rear do not have dormers, however, there are some rear dormers of a similar scale to that proposed in this application have recently been approved at 14 Loobert Road (HGY/2014/1516) and 26 Loobert Road (HGY/2020/1036) and one at 12 Loobert Road (HGY/2022/2405).

Representation has been received in relation to front dormers and rooflights which has been noted. In response it is important to point out the proposal is for a rear dormer and not a front dormer, and the rear dormer would be similar to the ones approved as highlighted above, therefore acceptable as some precedents has been set. In terms of rooflights, these have been amended to smaller conservation style of rooflights, therefore considered acceptable.

It is considered that the degree of overlooking created by the dormer is not sufficient to warrant a refusal given the current extent of overlooking from existing first floor windows and dormers within the vicinity.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

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

- 4 Notwithstanding the drawings and information submitted with the application,

the proposed roof lights to the front roof slope shall be 'conservation' style rooflights fitted flush with the roof tiles.

Reason: To preserve the special architectural and historic character of the building, which the specified features contribute to and to comply with the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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 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.