



# Officer Report

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|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2024/0550</b>                                                                                                                                                                                                                      |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                                                                    |
| <b>Address:</b>            | Flat A, 16 Ferndale Road, Tottenham, London, N15 6UE                                                                                                                                                                                      |
| <b>Proposal:</b>           | Loft conversion including dormer to rear roof slope, terrace over outrigger and 3 rooflights to front roof slope; first floor rear extension; external alterations to rear fenestration; internal alterations including all related works |
| <b>Case Officer:</b>       | Gareth Prosser                                                                                                                                                                                                                            |
| <b>Valid Date:</b>         | 29/02/2024                                                                                                                                                                                                                                |
| <b>Applicant:</b>          | 4                                                                                                                                                                                                                                         |
| <b>Agent:</b>              | Mr Mike Boucher                                                                                                                                                                                                                           |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. Consultation**

##### Local representations

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

No. of individual responses: 1  
Objecting: 1  
Supporting: 0

The following comments were raised in the representations received:

- Overlooking
- Overshadowing/loss of light to neighbouring property.

#### **2. Planning assessment**

The application site is located on the southern side of Ferndale Road and contains an upper floor flat within a mid-terrace property with a front bay and pitched roof, previously a dwelling that has been converted into flats. This application relates to the first-floor unit. The dwelling has an original two storey rear outrigger. The site is not within a conservation area.

The application history in relation to this site is noted.

This application is a resubmission of a previous application of the same description which gained a full planning permission:

HGY/2021/0414 Full planning permission Approve with Conditions Flat A, 16, Ferndale Road, London, N15 6UE Loft conversion including dormer to rear roof slope, terrace over outrigger and 3 rooflights to front roof slope; first floor rear extension; external alterations to rear fenestration; internal alterations including all related works.

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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighboring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighboring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighboring properties.

This application is seeking consent for a loft conversion including dormer to rear roof slope, terrace over outrigger and 3 rooflights to front roof slope; first floor rear extension; external alterations to rear fenestration; internal alterations including all related works.

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, as discussed below.

- In this particular case, the dormer extension will be full width and set up from the eaves of the roof form. This is in-line with the previous permission and reflects other such developments in the vicinity, notably at no.20 which has a full width dormer granted (HGY/2014/2793), and no.22 (HGY/2016/0405)

As such it is considered that the scale and design of the dormer extension would be character with the surrounding properties.

First floor extension

Both the neighbouring properties at no.14 and no.18 Ferndale Road have first floor extensions, extending the original rear projection. Records show that the former likely dates back to application OLD/1973/0392 which granted permission for a 'two storey extension'. Given the presence of both extensions and the previous permission, in this instance the proposed first floor extension is considered in-keeping with the character and appearance of the host property and the surrounding area.

#### **Roof Terrace**

The previously granted terrace mirrors the roof terrace at neighbouring property no.22 Ferndale Road. In addition to this, an identical roof terrace has been granted planning permission for adjoining property at no.24 Ferndale Road under planning reference HGY/2020/0187 dated 09/03/2020. Furthermore, there are number of other terraces in similar scenarios throughout the surrounding area. In this instance the terrace would be set in 1m from the side edge, which would align with the window arrangement of the dormer and the original chimney width. The submitted plan also shows a setback of 2.0m from the rear wall of the rear outrigger, which would be over a third of the total depth of the outrigger. The terraces also includes a 1.7m high privacy screen, constructed of obscure glazing.

Overall, the proposed extensions would be modest in bulk and scale and subordinate to the current outrigger and dwelling. It is also observed that several neighbouring properties, such similar extensions. Therefore, this extension is considered acceptable in design terms and in terms of the character and appearance of the surrounding area and pattern of development.

#### **Fenestration.**

The proposed front roof lights are in-keeping with other such properties in the vicinity. Given that the site is not within a conservation area, these are considered acceptable. The remaining changes are to the rear of the property and are not visible from the street scene. These are considered acceptable, being simple additions complimentary to the character of the host property.

#### **Impact on neighbouring amenity**

It is recognised that the dormer will lead to some additional overlooking. Given the existing degrees of mutual overlooking from first floor windows the degree of additional overlooking created by the dormer glazing is not significant and certainly not to a degree to warrant refusal of consent.

The privacy screening is considered to be sufficient to avoid any overlooking from the roof terrace which has gained a previous permission and matched the scale of neighbouring properties.. As such the level of amenity for neighbours is considered to be retained.

With regard to the proposed first floor extension, both the neighbouring properties at no.14 and no.18 Ferndale Road have first floor extensions, extending the original rear projection. As such, the proposed here is not considered to be any more detrimental to the neighbouring properties to any significant degree and would reflect the impact of those properties on the application site.

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.

### **3. CIL Applicable**

N/A – Under 100sqm no new unit.

### **4. 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 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 The 1.7 metre height privacy screen for the roof terrace shall be installed prior to first use of the roof terrace hereby approved as shown in approved plan no. A03, and shall be maintained as such for the lifespan of the development.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy

**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.

**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.