

Officer Report

Application Number:	HGY/2024/0965
Application Type:	Householder planning permission
Address:	130 Shelbourne Road, Tottenham, London, N17 9XY
Proposal:	Full width rear dormer extension to the main roof and outrigger, clad in slates to match the roof. Remove existing chimney stack to the outrigger at the rear. 3 No. rooflights to the front roof slope. Replace existing external door to the rear with a window.
Case Officer:	Oskar Gregersen
Valid Date:	08/04/2024
Applicant:	Mr and Mrs Jon and Rachel Sheldon
Agent:	Mr James Pooley

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: 6

Objecting: 1

Supporting: 4

Representation: 1

The following comments were raised in the representations received:

The comments were largely in support. The objection submitted was in relation to event days at Northumberland Park, and is not material to the determination of the application.

The representation submitted came from Northumberland Park Ward Councillor Bevan, who raised the following issues:

- Standard of accommodation
- Potential loss of large family dwelling.

Officer response: The application is to extend an existing family dwelling, and does not involve any conversion. As such, standard of accommodation or principle of conversion are not issues material to the determination of the application.

2. Planning assessment

The application site relates to a two-storey semi-detached dwellinghouse situated at on a prominent location at the corner of Shelbourne Road and Glendish Road. The buildings in this area are characterised by uniform rooflines, with two storey bay windows, some of which maintaining the original timber sash windows, and some having been altered to uPVC.

The application history in relation to this site is noted.

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 neighbouring 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 neighbouring 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 neighbouring properties.

This application is seeking consent for the formation of an L-shaped rear dormer roof extension, finished hung tile as is common with many dormer roof extensions. 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.

Dormer Extension

The proposed rear dormer portion of the roof extension would be 5m wide and 3.51m deep, the outrigger extension would be 3.24m deep by 3.4m wide. Both portions for the roof extension would be set back from the eaves by at least 200mm, with the outrigger extension being set back from the rear elevation by a significant distance.

The site occupies a prominent position at the end of a terrace. The significant set back from the rear elevation leaves a portion of the existing outrigger roof slope, which assists the roof extensions to appear subordinate alongside the aforementioned set back from the eaves.

It is noted that the proposal is scaled such that it could be achieved via an application under permitted development. This application is made under full planning, and has been revised to reduce its scale to a sub-ordinate size following a number of revisions.

The proposal would be finished in materials to match those of the existing dwelling.

Overall, measures taken to lessen the perceived bulk of the proposed extension would mean it would appear subordinate to the current outrigger and dwelling. It is also observed that several neighbouring properties, such as Number 139 Shelbourne Road have similar dormer extensions.

Therefore, this extension is acceptable in design terms and in terms of the character and appearance of the surrounding area and pattern of development.

Impact on neighbouring amenity

The application site is located prominently at the end of the terrace, with the bulk of the proposed roof extension facing towards Glendish Road. This siting benefits the proposal in terms of impacting neighbouring amenity as the proposed windows of the extension would overlook the roadway or the front garden of No. 30 Glendish Road.

The positioning, bulk and massing of the proposed extension would not result in an unacceptable loss of light or outlook by neighbouring occupants.

Overall, the proposed development is considered acceptable with regards to matters of design and amenity impact, 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.

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.

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.