



Officer Report

Application Number:	HGY/2024/0617
Application Type:	Full planning permission
Address:	66 Turnpike Lane, Wood Green, London, N8 0PR
Proposal:	Installation of front dormer and enlargement of existing rear dormer, erection of an additional storey on top of the existing rear outrigger, and internal reconfiguration of the existing first and second floor flats.
Case Officer:	Mark Chan
Valid Date:	08/04/2024
Applicant:	Mr Rajesh Somaia
Agent:	Mr Ibi Ekinah

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

No representations were received in response to notification and publicity of the application.

2. PLANNING ASSESSMENT

The subject site is a two-storey end-of-terrace property on the northern side of Turnpike Lane. Similar to neighbouring properties, the ground floor of the property is a commercial unit and the upper floors are residential flats. It is noted that the subject site has an existing rear extension. The site is not within a conservation area nor fall within the curtilage of a listed building. The site is within the Turnpike Lane local shopping centre.

The planning history of the site has been taken into account when coming to this decision. It is noted that the use of the upper floors as two flats has been in existence since 2006.

HGY/2024/0508 – Change of use from shop Class E(a) to Restaurant Class E(b) and erection of a single storey front extension with shopfront, rooflights and metalwork gate. Approved 27/06/2024.

HGY/2016/1896 – Erection of single storey front extension. Approved 07/07/2016.

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 installation of a front dormer and enlargement of existing rear dormer, erection of an additional storey on top of the existing rear outrigger, and internal reconfiguration of the existing first and second floor residential flats. 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.

Roof Extensions

The existing rear dormer would be enlarged slightly; its width would increase by 0.6m to 3.1m and its height would increase by 0.1m to 2m. The enlarged rear dormer would be clad with tiles to match the existing and is considered to be subordinate to the host building and proportionate. Due to its rear location, it would not be visible from the street scene and is in keeping with the rear roofscape of the locality. Therefore, the local character and visual amenity of the area will be protected.

The proposed installation of a front dormer and a small rooflight on the main roof is considered acceptable due to its relatively minor scale (2.6m wide x 1.9m high) and position within the front roof slope. The front dormer would be a proportionate addition to the host building and majority of the front roof would be maintained. It is also observed that many neighbouring properties including No. 70 and 62 have similarly sized front dormers. Whilst the front rooflight would be visible from public, it is considered to be in keeping with the existing pattern of development of the locality and would not adversely impact the street scene.

The existing rear hipped roof outrigger would be raised by an additional storey and finished with a flat roof. The raised outrigger would connect with the enlarged rear dormer and its depth and height as well as roof design would match the outriggers at No. 64 and 68. A Juliette balcony with glazed balustrade would be installed on the top floor of the rear elevation. The raised outrigger would be lower than the ridge of the host building and would not be visible from the street scene. It is considered to be subordinate to the host building and is in keeping with the existing pattern of development of the locality. The proposal is acceptable in design terms.

Impact on neighbouring amenity

The proposed front dormer and rear roof extensions would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The fenestration on the rear elevation of the dormers would not introduce any new significant overlooking over and above the current situation. The proposal is acceptable in amenity terms.

Standard and quality of accommodation

London Plan (2021) Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The government's 2015 'Technical housing standards - nationally described space standard' (NDSS) is also relevant.

The existing first floor is a 2-person, 2-bedroom flat and the second floor is a studio flat. The proposal would expand the first floor flat into a 3-person, 2-bedroom flat with a gross internal area of 62 sqm and the second floor flat would become a 2-person 1-bedroom flat with a gross internal area of 58 sqm. The total number of flats would remain the same. Both flats would meet the minimum space requirement of the London Plan and be dual aspect with access to quality daylight and outlook. As such, the proposed development would provide a good standard of accommodation for the future occupiers of these units.

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 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.

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 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

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: 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.