



Officer Report

Application Number:	HGY/2024/1095
Application Type:	Householder planning permission
Address:	24 Radley Road, Tottenham, London, N17 6RL
Proposal:	Rear dormer extension and outrigger extension. 2 x proposed roof lights to front of roof, 2 x proposed roof lights to rear dormer.
Case Officer:	Josh Parker
Valid Date:	18/04/2024
Applicant:	Tim Weston
Agent:	Michael Serginson

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject site comprises a two-storey mid-terraced Victorian style dwelling in use as a single dwelling.

The proposal is located at the centre of Radley Road opposite the junction with Whitley Road sitting on the corner bend.

The site is not located within a Conservation Area and does not fall within the curtilage of a listed building. The surrounding area is predominantly residential.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Construction of rear dormer extension and outrigger extension. 2 x proposed roof lights to front of roof, 2 x proposed roof lights to rear dormer.

SITE HISTORY AND ENFORCEMENT

All existing planning applications and enforcement cases have been considered for this application.

CONSULTATION

No consultation was sought nor received.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity;

Design and appearance:

DPD Policy DM12 'Housing Design and Quality' 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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Excluding the front roof lights which could be added through the means of permitted development, all works are to the rear and would not be visible from public advantage points. It should be mentioned throughout the process of this application the drawings have been revised after discussions with officers to reduce the dimensions to make the proposal more subordinate and to have lesser amenity effects on the neighbours as discussed in the amenity discussion. As a result, the roof modifications respect all principal roof edges and apex of the host dwelling and can be likened to the roof development at No. 8 Radley Road (ref: HGY/2019/2459) however, this proposal appears to have less volume as the flat roofs of the dormer and outrigger extension are stepped in height and are set 0.5m in from the edges of the outrigger.

The materials would consist of metal seamed cladding complementary to the existing and suitable for this type of development.

The development would be subordinate to the host building and sympathetic on the terrace and therefore is considered to be of acceptable design, form and appearance for this site.

Amenity Comments

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The scale, massing and siting of the rear outrigger extension and dormer would not have a material impact upon the amenity of neighbouring property at No. 22 which is wedged between the

subject site and No.20. As mentioned in the previous section the outrigger extension was revised putting it back a further 0.2m from the edge to a total of 0.5m. The depth of the outrigger extension was also reduced by 0.5m to minimise the effects on the adjoining No.22 which outlook is already between two 2-storey outriggers. The setback combined with the height change when comparing the dormer and outriggers flat roof are sympathetic on all adjoining neighbours for the reasons discussed.

As such, the roof modifications would not appear overbearing when viewed from the neighbouring properties and would not result in an undue increase in overshadowing, overlooking, loss of outlook or a material loss of daylight due to the modest heights and setback from the existing rooflines.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the reasons discussed above.

Conclusion

Subject to conditions the proposal is considered acceptable and would not cause undue harm on area. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

The increase in internal floor area would not exceed 100 sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Conditions:

- 1 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.

- 2 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.

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.

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.