



Officer Report

Application Number:	HGY/2024/0706
Application Type:	Full planning permission
Address:	Flat D, 21 High Road, Tottenham, London, N15 6ND
Proposal:	Erection of a rear dormer to create an additional bedroom
Case Officer:	Iliyan Topalov
Valid Date:	14/03/2024
Applicant:	Mr S Carlin
Agent:	Mr Mike Harry

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

1.1. This is an application for Erection of a rear dormer to create an additional bedroom.

Site and Surroundings

1.2. The application site is a four-storey mid-terrace residential property on the western side of Tottenham High Road. To the west is Hillside Road which is lined with two-storey terrace houses. To the north is St Ignatius' Church. To the east is mixture of commercial and residential properties. To the south is variety of larger residential development. The site is not within a conservation area nor is listed.

Relevant Planning and Enforcement History

1.3. The most recent planning history in relation to the site is as follows.

OLD/1987/0605 - Conversion into 4 self-contained maisonettes + changes to new elevation of a porch + changes to the windows.
Approved - 14/08/1987

HGY/2020/0587 - Erection of a rear dormer to create an additional bedrooms.
Approved - 01/06/2020

2. CONSULTATION RESPONSE

2.1. The responses below were received following consultation on the application:

Internal:

- No Responses

External:

- No Responses

3. LOCAL REPRESENTATIONS

3.1. The application has been publicised by way of a site notice displayed in the vicinity of the site and 9 letters. 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: 0

Objecting: 0

Supporting: 0

The following local groups/societies made representations:

- No Representations

The following Councillor(s) made representations:

- No Representations

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and appearance;

Impact on neighbouring amenity;

Design and appearance

4.1. 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.

4.2. The rear dormer consists of two smaller dormers, one on each side of the roof slope. The dormer will be set back slightly from the current rear elevation as to create a slight visual separation between the current structure and the proposed dormer. Regarding the front elevation, the dormer is sloped as to minimise any visual impact it might have on the

streetscape. The dormer will have only two windows which will be facing towards the rear. The dormer is considered to be subordinate to the residential structure and the terrace. Dormers are not uncommon in the area, making the proposed dormer be in line with the pattern of development in the area. Additionally, the site is in close proximity of the South Tottenham House Extension Area which has much larger extensions and dormers. As such the proposed dormer is considered acceptable in term of its size and sitting.

Impact on neighbouring amenity

4.3. 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.

4.4. 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.

4.5. Given the modest size and sitting of the proposed dormers, no significant overshadowing should occur to neighbouring properties. The dormer will be directly facing No. 2 Hillside Road which does not have any side windows as such there will be no loss of privacy. The site already has rear facing windows, which overlooks the rear gardens as such the proposed dormer will not cause unacceptable levels of overlooking. As such the proposed dormer is considered acceptable in terms of its impact on neighbouring amenity.

5. Conclusion

5.1. The proposal is considered acceptable in terms of design and impact on neighbouring amenity

5.2. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

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

7. RECOMMENDATION

GRANT PERMISSION 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 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of : a) parking and management of vehicles of site personnel, operatives and visitors b) loading and unloading of plant and materials c) storage of plant and materials d) programme of works (including measures for traffic management) e) provision of boundary hoarding behind any visibility zones f) wheel washing facilities: have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

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: 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.