



Officer Report

Application Number:	HGY/2024/0813
Application Type:	Full planning permission
Address:	18 Junction Road, Tottenham, London, N17 9HE
Proposal:	Erection of rear and outrigger dormer extensions
Case Officer:	Sabelle Adjagboni
Valid Date:	21/03/2024
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Applicant:	Mr. B Jacobs
Agent:	Mr. Shaik Hussain

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for a loft conversion with rear dormer and outrigger extension. The proposal also includes the installation of two rooflights to the front slope.

2. Site and Surroundings

The application site is a two-storey mid-terrace property located on the centre of Junction Road. The site is not in a conservation area, nor does it have listed building status. Rear dormer extensions are a common feature to the area, however, roof extensions into the outrigger are less common but can be sparsely seen in the local area.

3. Relevant Planning and Enforcement History

There is an ongoing enforcement investigation, as follows:

ENF/2023/0063

Type: Change of Use Outbuilding

Status: In Progress

4. Consultation response

No responses were received following consultation on the application.

5. Local representations

The application was publicised by way of 7 letters to neighbours. No representations were received.

6. 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

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 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.

The proposed rear dormer would measure nearly the full width of the existing house, approximately 4.21m and would be approximately 3.42m deep with a height of approximately 2.36m. The structure would be set back about 300mm from both boundaries and pulled up about 200mm from the eaves of the main house's roof. The proposed outrigger extension would extend nearly fully along the outrigger and be set in about 300mm from the side wall of the outrigger on the boundary and 200mm from the eaves of the main house's roof.

As a square and arguably bulky additions to the rear of this property, the roof extensions by definition are not strictly subservient. However, the extensions here are pulled away from the back and the boundaries thereby reducing this bulk impact slightly.

As outlined above, there is a precedent for such roof extensions in the immediate area, namely at Nos. 22, 24 and 28. The volume and details of the of proposed extension would meet the requirements for Permitted Development (PD). However, as the property is currently used as a HMO, it does not benefit from such PD rights. Notwithstanding this, most properties on the street are single dwellings and would have PD. Therefore, the probability of similar dormers being further developed on the street is high.

As such viewed within this context and the fact that the back of this property is hardly visible from public vantage points, the roof extensions here will not harm the character and appearance of this property or the character and appearance to this part of the area.

The rooflights proposed on the front roof slope are of a standard size and materials. The materials proposed will match the existing where appropriate. A condition is being imposed in respect of material.

As such, in design terms, the proposal is considered in line with the above policies.

Impact on neighbouring amenity

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 proposed windows on the rear elevation of the roof extension will face into the garden of the application site, with visibility from such windows in part restricted by the outrigger. There would be no significant increase in the extent of overlooking over and above the existing situation.

Overall, the proposal will have no material impact on amenity, in terms of privacy, conditions of daylight and sunlight, and outlook. As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable in respect of the character and appearance of this immediate area and would not result in material harm to the residential amenity of neighbouring occupiers.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above.

7. CIL Applicable

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.

8. 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 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.