



Officer Report

Application Number: HGY/2024/1150
Application Type: Householder planning permission
Address: First Floor Flat, 30 Keston Road, Tottenham, London, N17 6PN
Proposal: Erection of rear dormer and roof extension including the insertion of 2x side elevation windows and 1x front rooflight.
Case Officer: Mercy Oruwari
Valid Date: 24/04/2024
Applicant: Mr Winston Johnson
Agent: Mr Paul Gunning

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The application site is the top floor flat of a converted two storey end of terrace property on the corner opposite the junction with Apple Tree Road. The property is located on a prominent bend of Keston Road with the rear of the property being highly visible from a public vantage point. The site is not within a conservation area and does not relate to a listed building.

The planning history of the site has been taken into account when coming to this decision. It includes the following:

- HGY/2023/1557 - Erection of rear dormer, roof extension and rear roof terrace. Insertion of 2x side elevation windows, 1x front rooflight and 3 x windows installed within front turret. Refused
- HGY/2022/2794 - Use as 2 No. self contained flats (Certificate of lawfulness). Granted
- HGY/2020/1556 - Construction of rear outbuilding (retrospective). Refused
- UNW/2020/00084 – Unauthorised structure/works. Closed
- UNW/2017/00435 – Unauthorised conversion to flats. Closed
- PRE/2016/0276 - Erection of rear roof extension. Not considered acceptable
- HGY/2014/0984 - Formation of rear dormer and insertion of front rooflight. Granted
- BWC/2004/00376 - Unauthorised erection of a garage. Closed
- HGY/1998/0664 - Conversion of the property into 2 self-contained flats. Refused - Appeal dismissed

The Development Management DPD document states that 'Extensions to residential buildings should therefore be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area'.

Permission is sought for a L shaped roof extension to the first floor flat. The proposal includes a flat roof dormer window set within the rear roof slope and a roof extension on the rear outrigger with 2 (1x small and 1x large) side uPVC windows. There would also be 1x front roof light. The works to the roof would also include replacing the existing tiles with a new dark blue/black fibre cement slate.

In the previously refused application (HGY/2023/1557) the proposal also included the installation of rooflights in the front turret. At the rear it was proposed that a roof terrace be included in the development. The terrace combined with the deeper roof extension resulted in an overly dominant addition to the property, extending almost over the full depth of the outrigger completely covering the chimney.

With the removal of the terrace and the reduction of the depth of the roof extension over the outrigger, the dominance of the proposed extension on this prominent corner has been significantly reduced.

The proposal as revised is considered proportionate and subordinate to the host building and is would be acceptable as part of the development of this property. However, in order to respect the architecture of the terrace, the local character and the visual amenity of this prominent corner, a condition for materials and design detailing of the dormer will be put in place, to ensure the design quality of the development on this this visually prominent corner.

The proposed dormer would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. In addition, with the setting back of the dormer and the removal of the terrace the concerns of overlooking and loss of privacy have been addressed. The large window at the rear would result in similar views to any other upper floor window.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords 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. Planning permission should be granted for the reasons set out above.

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.

The development hereby permitted shall be carried out in complete accordance with the

- 2 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 Notwithstanding the approved plans, full detailed drawings to a scale of 1:20, material specifications and samples used in all elevations, including details of the walls, roofing, window frames and glazing, of the development hereby approved, shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the commencement of development. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and 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.