



Officer Report

Application Number:	HGY/2024/3169
Application Type:	Householder planning permission
Address:	19 Lealand Road, Tottenham, London, N15 6JS
Proposal:	Erection of front and rear dormers/ roof extension
Case Officer:	Nathan Keyte
Valid Date:	11/12/2024
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Applicant:	Mr Z Dacbash
Agent:	Mr Yakov Levy

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site is a 2 storey mid terrace building in use as a dwelling but with shared access to the neighbouring building, noting the red line boundary includes the end of terrace property and shared lane to the rear of the property.

The site does not fall within a conservation area, nor is the building a listed building. The site is located within the South Tottenham SPD area.

2. THE PROPOSAL

It is proposed to undertake a loft conversion of the upper floor by providing front/ rear dormers for a roof extension.

The extension will have a depth of 10m, be a full width (approx. 5.4m), and with a height of 2.5m.

No details of the external materials is stated within the application.

3. REPRESENTATIONS

The application has been publicised by the way of letters and public notices. No representation have been received following the mandatory consultation period and the writing of the report.

4. PLANNING CONSIDERATIONS

Design & 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 application site is located within the designated area identified in Haringey SPD 'House Extension in South Tottenham' (2013). The SPD provides additional guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the borough. The SPD sought to provide clear and consistent guidance on the form of roof extension defining three approved ways in which homes may be approved at roof level.

The Haringey SPD 'House Extensions in South Tottenham' (2013) is a design led document which seeks to readdress concerns regarding the inappropriate roof extensions within the area. This guidance ensures that the design and scale of any roof extension is appropriate for the building and for the character of the area.

The original SPD precipitated an increase in the number of applications for roof extension in the area, although not all extensions followed the guidance correctly. The revised SPD (October 2013) sought to provide clear and consistent guidance on the form of roof extensions; defining three approved ways in which homes may be approved at roof level.

The proposed development would be of a form and style that is not provided for under the SPD. It involves a roof extension that can be seen to be a combination of front and rear dormer, and where the elements of the floors below are not repeated/ matched in the proposed extension. No parapet or cornice is provided. The design would appear to be similar to that raised as a concern within the area and which the SPD was created to avoid/ manage – noting Figure 2 of the SPD and paras 1.12 to 1.14.

For these reasons the proposed extension is not considered to be acceptable on design and appearance grounds.

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.

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 the amenity of neighbouring residents.

The proposed roof extension will sit within the existing roof footprint, with no side facing windows – dominance impacts will be acceptable and any additional shading will be minimal. While additional windows are introduced to the front and the rear of the building, considering the existing windows

from the subject site and within the area, any impact from the additional windows on overlooking or neighbour privacy will be acceptable.

Other considerations

The SPD requires structural calculations to be provided for acceptable full roof extensions, (types 2 and type 3) to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground.

There have been no additional alterations to the existing dwelling and the proposed build would be scrutinised by Building Surveyors. This would not be a standard requirement for planning consideration, but as this is specifically referred to in the adopted SPD it is considered that this should be formally submitted to the Local Authority prior to commencement of development were the application otherwise found to be acceptable.

Conclusion

The proposed roof extension by reason of its poor quality design and visibility would detract from the appearance of this property and would unbalance its appearance with the adjoining property, detracting from a consistent design, to these properties, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017 and Haringey SPD 'House Extensions in South Tottenham' 2013.

All other relevant policies and considerations, including inequalities, have been taken into account. Planning permission should be refused for the reasons set out above.

5. CIL APPLICABLE

The proposed extensions will not exceed 100 sq.m, and therefore CIL is not applicable.

6. RECOMMENDATION

REFUSE PERMISSION:

Refusal Reasons:

The proposed roof extension by reason of its poor quality design and visibility would detract from the appearance of this property and would unbalance its appearance with the adjoining property, detracting from a consistent design, to these properties, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017 and Haringey SPD 'House Extensions in South Tottenham' 2013.

Informatives:

The applicant is advised to engage with the Council's pre-application services for further advice on how to address the reason for refusal; Planning advice service | Haringey Council