



Officer Report

Application Number:	HGY/2024/3464
Application Type:	Householder planning permission
Address:	29 Jellicoe Road, Tottenham, London, N17 7BL
Proposal:	Erection of a half-width first floor rear extension. Loft conversion with the erection of rear dormer. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	17/12/2024
Applicant:	4 Ferdinand
Agent:	Ms Rhoda A Headley

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey mid-terraced dwellinghouse on the southside of Jellicoe Road. The site does not fall within a conservation area nor does it fall within the curtilage of a listed building.

2. THE PROPOSAL

The proposal is for erection of a half-width first floor rear extension, and the formation of a rear dormer.

The proposal has undergone two revisions. The original proposal for the 1st floor rear extension was full width extension. This was reduced to half-width on the side adjacent to No.31, which was at the same depth as the ground floor rear extension. The second and final revision has moved the half width extension to the side adjacent to No.27 with a reduced depth by 1.17m from the rear wall of the ground floor rear extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No planning history is considered relevant to this proposal.

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 0

5. 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.

First floor rear extension

The revised proposed first floor rear extension would be 4.07m wide and 1.81m deep. The extension would abut the boundary with No.27, and would be 2.9m away from the boundary with No.31. It would have a flat roof with a maximum height of 2.67m (2.48m at the eaves) on the boundary with No.27 and would be 1.18m from aligning with the rear wall of ground floor rear extension. The final revised extension would be modest in bulk and scale and subordinate to the main dwelling.

The revised extension would be finished in render walls to match those of the existing dwelling. First floor rear extensions are not common in the local area. The original proposal for the full width first floor rear extension was considered to be insubordinate, so it was revised to half the width adjacent to No.31. It was further revised to the final revision, which ensures that the extension would have a significantly shorter depth than the ground floor rear extension so that it does not impede on the 45 degree angle from the neighbouring habitable rear window, and would be on the side adjacent to No.27.

The final revision is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

Rear dormer roof extension

The proposed roof dormer extension would be to the rear of the property. It would be 6.88m wide and be 2.53m deep. The overall height of the proposed roof addition would be 2.17m, lower than the roof ridge by 0.05m.

It would be finished in materials that match those of the existing dwelling. The roof extension would accommodate 2no. of bedrooms and a shower room within the subject building. It is observed that the nearby property, such as No19 has a similar roof extension.

The bulk, scale, and amount of glazing in the proposed roof extension is considered modest and appropriate. The dormer is designed in such a way that the windows in the rear elevation align with the windows below which assists in maintaining the architectural integrity of the rear elevation

taken as a whole. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

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.

First floor rear extension

The first floor extension has been revised to ensure that it does not impede on the 45 degree angle to the habitable window at No.27, so that it would not impact on outlook. Being south facing, access to light is unlikely to be affected. The extension would not have a side window, so there would be no impact on overlooking. The height and depth of the first floor rear extension would not adversely impact the amenity of neighbouring properties.

Rear dormer roof extension

The scale and massing of the proposed roof extension are considered modest and would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the properties at Larkspur Close. There would not be material loss of privacy to Nos.27 and 31. The proposal is acceptable in amenity terms.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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: 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.