

Officer's Report

Application Number	HGY/2022/3886
Type	Householder planning permission
Location	1A, Glenwood Road, Tottenham, London, N15 3JS
Proposal	Ground floor rear extension, two storey rear extension and roof extension to allow loft conversion.
Case Officer	Zara Seelig
Valid Date	25/10/2022
Applicant	Mr / Ms Chandeeep / Natasha Heera / Mosienko
Agent	Paul Legon

RECOMMENDATION

Approve with Conditions

RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Ground floor rear extension, two storey rear extension and roof extensions, consisting of raising the ridge height of the roof and the addition of a rear dormer, to allow for a loft conversion.

Site and Surroundings

The application site is a two storey, end of terrace property located on the western side of Glenwood Road. The site is not located within a conservation area, it is not a listed building and there are no TPO's on the site.

Relevant Planning and Enforcement history

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

PRE/2022/0232 - Ground floor rear extension. First floor rear extension. Discuss feasibility of future loft extension. - Officers concluded they were likely to support the proposal, it consists of a well thought out design, with materials that are complimentary. The proposed first floor addition being set in from the rear boundary lines of neighbouring properties 3, 5, 7 and 9 Hallam Road shows consideration has been made to any potential impact on amenities of these properties.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal: None

External: None

LOCAL REPRESENTATIONS

The application has been publicised by way of 21 neighbour consultation 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:

Objecting: 0

Supporting: 0

The following local groups/societies were consulted/made representations:

None

The following Councillor(s) made representations:

None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
2. Impact on neighbouring amenity;

Design and appearance

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.

The design of the proposal is well thought out with materials that complement the application dwelling. The raising of the ridge height of the roof and addition of a rear dormer window would be considered acceptable. This would raise the roof to be in line with the other properties within the row of dwellings and would therefore not appear out of character, the rear dormer is set down from the ridge, it is set up from the eaves and set in from the sides, appearing subordinate. There is an existing part single, part two storey rear projection spanning half the width of the application dwelling. The proposed part single, part two storey rear extension would bring the rear building line inline with the attached neighbouring property of no. 2a. The proposal is considered acceptable in terms of design.

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 part single part two storey rear extension would not cause adverse impacts on the neighbouring property of no. 2A by way of overbearingness, loss of daylight/sunlight or loss of privacy due to the proposal not projecting further than the rear building line of this neighbouring property at the boundary with the application property. There is a pathway that separates the application dwelling from the rear boundary lines of neighbouring properties no.s 5, 7, 9 and 11, therefore there is some separation with these properties. A daylight/sunlight assessment was submitted with the application that confirmed the proposal would comply with the BRE guidance and would be "entirely acceptable" in daylight/sunlight terms.

The size and siting of the proposed rear dormer will not result in an unacceptable loss of light, outlook or result in an unacceptable loss of privacy by neighbouring occupants. The proposed development is therefore acceptable in terms of neighbouring amenity considerations.

Conclusion

The proposal is considered acceptable and complies with relevant planning policy. 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.

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: 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.