

Officer's Report

Application Number	HGY/2022/3422
Type	Full planning permission
Location	2, Clonmell Road, London, N17 6JX
Proposal	Proposed side single storey extension and rear single storey extension with new aperture to existing side elevation at ground floor.
Case Officer	Sabelle Adjagboni
Valid Date	18/10/2022
Applicant	Boyan Yordanov
Agent	Mr Dan Brandt

RECOMMENDATION

Approve with Conditions

SUMMARY OF 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

Informative:

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

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for single storey side extension.

Site and Surroundings

The application site is a terrace house on the southern end of Clonmell Road. It is not in a conservation area nor is it a listed building.

Relevant Planning and Enforcement history

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

- HGY/2003/1952 | Erection of 2 storey side extension and single storey rear extension | Refused.
- HGY/2017/0355 | Demolition of existing single storey rear extension and erection of single storey side and single storey side to rear extension | Granted

Consultation response

No responses were received following consultation on the application.

Local representations

The application has been publicised by way of a site notice displayed in the vicinity of the site and 9 letters. No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

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

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 proposed side extension follows the size and shape of the building on the existing side entrance. However, the proposal will remove this side entrance filling the wall to make opaque. At the rear, the extension goes as deep as the existing extension and is the full width of the original house. The materials proposed will match with the existing thereby respecting the current design and appearance of the property.

Given that the proposed is a single storey, its scale is considered subordinate and proportionate to the original building and is in keeping with the surrounding pattern of development in the area.

As such, 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 proposal keeps the current eaves height of the existing conservatory adjacent to the boundary with the neighbouring property at No.4 with the new extension roof pitching down to this boundary forming an eaves height of 2.5m on the boundary with No.4 thereby creating no significant additional impact on the daylight and sense of enclosure for these neighbours. On the boundary with the St Philip the Apostle church building, the proposed height is reasonable at 3m. Given that the church is a much taller building, the proposal will also have no impact on this building.

Therefore, by reason of its sympathetic design and scale, the proposal would have an acceptable impact on the sense of enclosure, daylight, and sunlight for the neighbours.

As such, the proposal is considered to be in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2022/3422

Conditions:

- 1 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.

- 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 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.

- 6 **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.

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.