

Officer's Report

Application Number	HGY/2022/3860
Type	Full planning permission
Location	Flat 1, 52 Kitchener Road, Tottenham, London, N17 6DX
Proposal	Alterations to rear and side elevations.
Case Officer	Sabelle Adjagboni
Valid Date	28/11/2022
Applicant	Ms Emily Spence
Agent	Ms Katja Leszczynska

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for the alterations to rear and side elevations. The proposal replaces the two windows on the rear elevation by one double-opening door and the removes one door on the side elevation.

Site and Surroundings

The application site is the ground floor in a two-storey building with two flats. It is not in a conservation area nor is it a listed building.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site.

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 12 letters. No representations were received.

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 proposal is for minor alterations on the rear and side elevations. On the rear elevation, the proposal replaces the existing two windows by a double-opening Aluminium French door matching the existing doors in colour.

On the side elevation, the proposal removes the existing door in the middle and infills the space with bricks, creating an external finish that matches the existing.

Therefore, the scheme maintains the existing uniformity of the host building. 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 offers no amendments to the existing scale of the building, therefore there is no additional impact on the sense of enclosure or daylight of the neighbours.

Although the new opening created by the French door at the rear is bigger than the existing two windows, it is not higher and looks onto the garden of the site. Therefore, no outlook on the neighbouring properties is created and thus, the privacy of the neighbours is maintained.

As such, the proposal is considered 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/2022/3860

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.

Informatives:

- **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.