

Officer's Report

Application Number	HGY/2022/2784
Type	Full planning permission
Location	1E, Terront Road, London, N15 3AA
Proposal	Replacement of all uPVC double glazed windows with aluminium double glazed windows; creation of one small window on the South side of the property
Case Officer	Emily Whittredge
Valid Date	26/09/2022
Applicant	Sophie Thibault / Geoffrey Plouviez
Agent	Sophie Thibault / Geoffrey Plouviez

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to a two-storey end of terrace dwellinghouse on the east side of Terront Road. The property is part of a modern development of four dwellings in the context of a largely traditional streetscene. The site is not within a conservation area and does not relate to any listed building.

2. Policies and Constraints

Article 4 Direction HMOs DM17
Family Housing Protection Zone DM16

3. Relevant Planning and Enforcement History

None

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Design

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. 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 dark aluminium windows would replace the existing white uPVC within the same openings. A minor change is proposed to the design of a ground floor front window and a new window is proposed in the flank elevation at first floor level. The wider terrace features some variation in window styles and fenestration. As such, the proposed changes to window material and colour would enhance the appearance of the property, and would not undermine the overall appearance of the terrace or the wider street scene.

6. 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 the amenity of neighbouring residents.

The application seeks to add a new bathroom window at first floor level in the flank elevation, which is on the boundary and faces south. The window would face the neighbouring windowless elevation and would therefore not result in a loss of privacy to any rooms. However, to ensure there would not be a perception of overlooking the neighbouring garden, a condition will be added that the window is fixed and obscured up to 1.7m above floor level.

7. Conclusion

The proposal is considered acceptable in respect of its 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.

8. Recommendation

Grant permission subject to condition(s):

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 first floor side window hereby approved shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.

- 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