

Officer's Report

Application Number	HGY/2023/0068
Type	Householder planning permission
Location	10 Franklin Street, Tottenham, London, N15 6QH
Proposal	Erection of an additional storey to the existing bungalow to facilitate conversion to a two-storey dwelling. Erection of a rear dormer extension at the new roof level. Erection of front porch entrance. Alterations to existing garage including installation of skylight to roof and installation of windows and doors to front and rear elevations. Alterations to the front and rear fenestration. Installation of obscure glazed side elevation window.
Case Officer	Laina Levassor
Valid Date	09/01/2023
Applicant	Dovid Halberstam
Agent	Mr. Aleksandar Pantazis

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

The following planning history of the site has been taken into account when coming to this decision:

HGY/2018/0109 - No Decision:

Demolition of an existing single storey bungalow following erection of a new three storey building with two self contained houses and associated external alterations. (Please note that this is a reconsultation following receipt of revised ground floor layout and front elevation).

HGY/2021/3232 - Approve with Conditions:

Erection of an additional floor to convert the existing bungalow into a two storey house, together with rear dormer window. Decision Made 10 Franklin Street London N15 6QH

HGY/2022/1296 - Approve with Conditions:

Approval of details reserved by a condition 4 (CMP) attached to planning permission HGY/2021/3232

HGY/2022/0340 - Refuse:

Approval of details reserved by a condition 3 (Construction Management Plan) attached to planning reference HGY/2021/3232

UPW/2018/00314 - Closed:

Unauthorised Works

SITE DESCRIPTION

The application site is a single storey bungalow on the Eastern side of Franklin Street. The dwelling is 1 of 3 bungalows set within a group of similarly designed properties, most of which are two storey constructions.

The site is not within any Conservation Area, nor is it within the curtilage of any listed buildings.

CONSULTATION RESPONSES

Two responses were received following notification of this application, raising the following concerns:

- **Issues regarding development, planning/enforcement issues in the local area**

Officer Comment: Applications are assessed on their own merits, however the planning history of this site has been taken into consideration.

- **Disturbance from resultant building works**

Officer Comment: An informative will be placed on this application to remind the applicant of construction hour restrictions.

- **Increased footfall due to development**

Officer Comment: It is not considered that development to a residential dwelling would increase the footfall within this setting to any detrimental impact. This application is assessed on the basis the property will remain in use as a single family dwelling and any such conversion otherwise would require planning permission.

- **Overlooking and loss of light**

Officer Comment: The impact on neighbouring amenity, including resultant overlooking and loss of light has formed part of the assessment of this application.

RELEVANT POLICY

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.

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.

PROPOSED DEVELOPMENT

Erection of additional storey

Proposed is an additional storey to the existing single storey bungalow to facilitate the conversion to a two storey dwelling. The proposed extension would facilitate internal alterations to reconfigure the layout of the dwelling, relocating all bedrooms to the new first floor level, increasing the number of bedrooms from 2 to 4.

The additional storey would see an increase in the height of the building from 5.19m to 7.95m, measured from external ground level to the maximum height at the ridge of the roof.

The host dwelling is constructed wider than surrounding properties, spanning approximately 11.8m in width. When extended upwards, the proposed development would create a two storey dwelling which appears almost double the width of other two storey properties on this road, similar to the construction undertaken at No.11 which sits opposite the site. Adjacent to the site is a row of terraces formed of 4 properties (No.2 to No.8), the ridge heights of which are stepped down in twos – the height of No. 2 & 4 matching, then stepped down in height at No. 6 & 8. The proposed height of No.11 sits just below that of No. 6 & 8, matching the pattern of construction of this side of the street.

The proposed additional storey relates well to this residential setting, seeking to replicate the proportions of neighbouring buildings and compliment the original architectural form through the use of similar materials. The enlarged dwelling offers an improved relationship between the site and neighbouring properties, particularly when viewed from Franklin Street, Vartry Road and Richmond Road. It is considered the development will preserve the local character and visual amenity of the area and is therefore considered acceptable in design and appearance.

The addition of an extra storey creates a new vantage point at first floor level however, consideration is given to the properties siting between existing two storey buildings. In this form of residential setting, this degree of overlooking is not considered to amount to a harmful extent and an additional storey would not create any more harm than that created by neighbouring properties. For this reason, it is considered acceptable from an amenity perspective.

Proposed Rear Dormer Extension

Proposed at the new roof level, is a rear dormer extension which measures approximately 21.2m³. The proposed dormer is set down from the ridge of the roof, set up from the eaves by 0.4m and set in from the sides of the room by 2.8m on each side.

Externally, the appearance of the rear dormer is in keeping with development within the local residential area and is proposed to match materials used in construction of the host building, preserving visual amenity. The proposal is considered proportionate and subordinate to the host building, therefore, the local character and visual amenity of the area will be protected. It is not considered that the addition of a rear dormer of this scale would result in the opportunity to present new vantage points resulting in additional overlooking to neighbouring properties.

Typically, within a residential setting, the creation of rear dormers can be constructed without the need for planning permission and these additions are generally seen as a neighbourly form of development where appropriately sized and placed. It is considered that the set away from neighbouring properties reduces the likelihood of overshadowing or imposition on any windows impacting privacy of neighbours. For these reasons, the proposed roof extension is considered acceptable from an amenity perspective.

Erection of Front Porch Entrance

Proposed at ground level are alterations to create a porch, relocating the existing front entrance to a centralised position. The flat roofed porch is similar in design to many of the properties along Franklin Street, offering a visual symmetry and cohesive design which compliments the host dwelling

and surrounding properties. This is considered acceptable in design and appearance and would not harm neighbouring amenity.

Alterations to Existing Garage

Alterations to the existing side elevation garage include the replacement of the existing garage shutter door with a door and window opening at front elevation, the replacement of the existing window with a new enlarged window at rear elevation and the addition of a sky lantern rooflight at roof level. It is not considered these alterations would harm the character or appearance of the area or create harmful impact to neighbouring amenity, therefore are considered acceptable.

Alterations to Front, Side & Rear Elevation Fenestration

Proposed at front elevation, in order to incorporate the new front porch structure is the replacement of the existing four window openings with two openings, located either side of the new porch. The placement of these new windows is replicated at the new first floor level, with a window opening also proposed at first floor above the centralised porch.

At ground floor level, the two existing window openings at rear elevation are to be replaced with double doors. The existing door is to be replaced with a window. Also proposed is the installation of a window to the north facing side elevation. The proposed window is to be obscurely glazed.

These proposed alterations are not considered to result in additional harm to amenity, with windows placed and scaled alike to surrounding properties. Additional window openings are not considered to create any additional vantage points from this perspective. Therefore, this element of the proposal is considered acceptable in amenity terms.

CONCLUSION

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

CIL APPLICABLE

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL.

Based on the information given on the plans, the Mayor's CIL charge will be £7140.00 (119 x £60). The Haringey CIL charge will be £6361.74 (119 x £53.46).

This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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: 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.

- INFORMATIVE: HMO C4

The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm

- INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of

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Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor within the table below