

Officer's Report

Application Number	HGY/2023/0198
Type	Householder planning permission
Location	51 Station Crescent, Tottenham, London, N15 5BG
Proposal	Single storey rear and side extension, with pitched and flat roofs and roof light
Case Officer	Emily Whittredge
Valid Date	20/01/2023
Applicant	Ms Claudia Ward
Agent	mr - Nikjoo

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to a two-storey plus loft mid terrace dwellinghouse on the west side of Station Crescent. Houses within this part of the terrace feature two storey closet wings. The property features a rear loft extension.

The site is not within a conservation area and does not relate to any listed building.

2. Policies and Constraints

Article 4 Direction for HMO's, DM DPD policy: DM17

Family Housing Protection Zone, DM DPD policy: DM16

Critical Drainage Area, DM DPD policy: DM26

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.

There are a number of examples of rear extensions as well as infill extensions within the terrace and within the wider area. The application seeks a wraparound extension that would extend 1m beyond the original closet wing, replacing a small store. The structure would measure a maximum of 3m tall with a pitched roof and roof lights on one boundary with 2.3m tall eaves.

A contemporary and minimalist design is proposed, with bricks to complement the host building. The proposal would be proportionate and subordinate to the rear elevation and would be in line with the scale and character of other rear extensions in the area. As such, the extension is acceptable in design terms.

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 modest extension would not be unduly long or tall on the boundaries and is not considered to give rise to unacceptable loss of light or outlook. On its longest side, the proposed extension would measure 2.3m tall on the boundary and would therefore not adversely affect light or outlook and would not appear overbearing to neighbouring occupiers. As such, the proposal is acceptable in amenity terms.

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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise specified.

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.