

Officer's Report

Application Number	HGY/2023/0258
Type	Full planning permission
Location	Shop, 109-111 Craven Park Road, Tottenham, London, N15 6BL
Proposal	Erection of a first-floor rear extension, with front and rear dormer extensions, as well as alterations to the rear side elevation
Case Officer	Kwaku Bossman-Gyamera
Valid Date	25/01/2023
Applicant	Other HERCZEL AND FREEDS LIMITED
Agent	Mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the erection of first floor rear extension to both properties. The proposal includes an extension to the existing first floor rear projection which would effectively round off the existing large flat roofed two storey extension which already extends across the majority of the rear of the properties.

Formation of new front dormers across both properties and alterations to the rear side elevation.

Site and Surroundings

The application site is a two-storey properties situated on Craven Park Road which forms part of a short terrace of five properties which have commercial uses at ground floor and a mix of uses at upper floors. The surrounding area is characterised by terraced properties which are predominantly, but not exclusively in residential use.

3.4 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

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

HGY/2021/1847 REFUSED 12/11/2021 Erection of Type 3 Loft Extension to 109 and 111 Craven Park Road to

provide for a new self-contained flat (C3) within second floor level and loft space. Proposed first floor rear extension to 111 Craven Park Road. (This application was subsequently dismissed in an appeal – however, the inspector did not object to the proposed first floor rear extension which is similar in size to the current proposal.)

HGY/2020/0915 GTD 14/05/2020 Certificate of Lawfulness for existing use as B1 (a) Office.

HGY/2007/0545 GTD 02/05/2007 Erection of first floor extension to provide additional bedroom.

HGY/2006/0830 GTD 20/06/2006 Retention of single storey extension to rear (to replace previous extensions), first floor extension to rear, works to combine the two (former) first floor flats into a single large flat.

HGY/2005/1895 REF 24/01/2006 Retention of single storey extension to rear (to replace previous extensions), first floor extension to rear, works to combine the two (former) first floor flats into a single large flat, erection of a rooftop railed access way

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

LOCAL REPRESENTATIONS

The application has been publicised by way of 19 letters. No representations received from neighbours, local groups, 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;
3. Other considerations.

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.

First floor rear extension

The design and appearance of the first floor extension is considered acceptable and would not detract from the character of the immediate area. The proposal appear subordinate to the host property and the overall form and design would respect the terrace.

Front dormers

Front dormer windows are generally not acceptable. However, given the presence of existing front dormer to the immediate adjoining property. It is considered the introduction of the front modest dormers here would not appear incongruous to the street scene, given the context of the site with varying size and design of front dormers in the locality. The modest front dormers would take up only a small proportion of the front slope within which it would be set the ridge and eaves, and would not dominate the existing roof profile. In its design and scale, this is sensitively design and respond to host property and other houses in the immediate vicinity.

Alterations to the side elevation to provide singular access to the upper floor offices are considered to be a satisfactory arrangement and would improve the visual appearance Elm Park Avenue side elevation.

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 would not be readily visible from the public realm, with only a small part of the extension evident from Elm Park Avenue in the context of the flank elevation of the property. The proposed rear extension, therefore, would not have any significant adverse effect on the appearance of the area.

The proposed front dormers would not detract from the character of the street scene. The proposal would not result in materials harm to the living conditions of the adjoining occupiers. It also complies with emerging DPD Policy DM1, which requires development to be compatible with the character and amenity of the area, not prejudice the amenity of neighbouring occupiers by unreasonably restricting light or privacy and not dominate the existing building

Conclusion

The proposal is on balance considered acceptable and would not have any significant adverse impact on the character of the locality or the street scene.

All other relevant policies and considerations, including equalities, have been taken into account. 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

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 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.