

Officer's Report

Application Number	HGY/2023/0032
Type	Householder planning permission
Location	Ground Floor Flat, 92 Chesterfield Gardens, Tottenham, London, N4 1LR
Proposal	Demolition of existing single-storey extension and replacement with new single-storey rear extension and partial side return on the ground floor flat.
Case Officer	Mercy Oruwari
Valid Date	06/01/2023
Applicant	Mr Craig Page
Agent	mr craig page

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1. Development begun no later than three years from date of decision
2. In accordance with approved plans
3. Materials submitted for approval / Materials to match existing

Informatives:

1. Land ownership
2. Hours of construction
3. Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of the existing single-storey rear extension with a larger wraparound structure for the ground floor flat.

Site and Surroundings

The subject site is the ground floor flat of a two-storey mid terraced property located on Chesterfield Gardens. The properties on the road have double storey bay windows and two-storey deep outriggers at the rear. The upper floor flat has a L shaped dormer whilst the ground floor has a single storey rear extension projecting from the rear of the outrigger. The site is not located within a conservation area.

Relevant Planning and Enforcement history

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

- HGY/2022/0350 - Replacement of the existing single-storey extension with a larger structure for the ground floor flat. Granted
- HGY/2021/1398 - Replacement of the existing single-storey extension with a larger structure for the ground floor flat. Refused
- HGY/2014/2293 - Certificate of Lawfulness for use of property as two self-contained flats. Granted
- HGY/2007/2344 - Erection of rear dormer window and addition of single storey bay window to side of kitchen. Permission not required
- HGY/2007/1641 - Erection of single storey rear extension. Granted

CONSULTATION RESPONSE

None

LOCAL REPRESENTATIONS

The application has been publicised by way of letters. No representations received from neighbours, local groups, etc 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;

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 ground floor flat at the host property has an existing single storey rear extension, which projects approximately 3 metres from the outrigger. The proposed extension will increase the depth to the rear to 3.5 metres which is a reduction of the previously approved 4 meters (HGY/2022/0350). The extension will wrap around to partially infill the gap/ lightwell space between the side of the outrigger and the boundary line with No 90, as such creating a partial courtyard space. The area between the boundary of No 90 and No 92 would have a deeper infill than the previously refused application (HGY/2021/1398); however the extension would pitch further down to a height of 2.5 metres. Although the proposed extension is larger than what would be deemed acceptable there are other similar single storey wraparound extensions within the terrace including a recently approved application at No 94.

Impact on neighbouring amenity

London Plan Policy D4 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.

In the previously refused application it was sited that the height of the extension would be would impact the outlook and light for No 90. The height for the proposed structure will be pitched down to a more modest 2.5 mteres. This combined with the positioning of the rear of the property being south facing would mitigate issues of overshadowing. In regards to the depth on the boundary of No 94 the impact would be reduced as the depth has been reduced by 0.5 metres. In addition, No 94 has recently been approved and built a wraparound extension which projects approximately 2.5 metres from the rear. The result would be less of an impact for this neighbor than the previous arrangement. The proposal is therefore acceptable with regards to neighboring amenity.

Conclusion

The proposal is considered acceptable.

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 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 stated within the approved plans.

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: 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: 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.