

Officer's Report

Application Number	HGY/2022/2790
Type	Full planning permission
Location	1, Felixstowe Road, London, N17 6QF
Proposal	Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations. Replacement of any front entrance doors with new composite doors, and replacement of any rear glass panel doors with new uPVC glass panels doors.
Case Officer	Emily Whittredge
Valid Date	27/09/2022
Applicant	Mr Daniel Salici
Agent	Mr Alex Johnson

RECOMMENDATION

Approve with Conditions

Proposal

Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations. Replacement of any front entrance doors with new composite doors, and replacement of any rear glass panel doors with new uPVC glass panels doors.

Site Description

The application relates to a two-storey end of terrace property on the north side of Felixstowe Road, in residential use. The terrace sits opposite a high boundary wall and adjacent the railway line. The site is not within a conservation area and is not within the setting of a listed building.

Neighbour consultation

There were neighbours consulted on this case.

Comments Received

No comments were received in response to public consultation.

Policies and constraints

Article 4 Direction for HMO's, DM DPD (PDF, 18 MB) policy: DM17

Family Housing Protection Zone, DM DPD (PDF, 18 MB) policy: DM16

Tottenham High Road Corridor Area of Change, Strategic Policies (PDF, 10 MB) Policy: SP1

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.

Many windows and doors within the terrace have been previously replaced with units in different designs and materials. The proposed replacement windows and doors would largely retain the design, style, method of opening and appearance of the existing windows and doors and would not be out of keeping with the prevailing character of the terrace. The replacement windows would be largely similar to the original design used in the construction of the terrace, and heritage window units are proposed on the front elevation. On balance, the proposals would not adversely affect the appearance of the terrace or the wider street scene.

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 proposals would not introduce new window openings and only relates to the replacement of existing windows and doors. As such, the development would not affect the residential amenity of neighbours and would not result in a loss of privacy. As such, the proposal is acceptable in amenity terms.

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.

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.

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.