

Officer's Report

Application Number	HGY/2023/0582
Type	Householder planning permission
Location	77 and 79 Wargrave Avenue, Tottenham, London, N15 6TU
Proposal	Joint First floor rear extension at 77 & 79
Case Officer	Zara Seelig
Valid Date	28/02/2023
Applicant	Mr Shteinhouse
Agent	- Stern

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for a Joint First floor rear extension at no.'s 77 & 79 Wargrave Avenue.

Site and Surroundings

The application site is two two storey mid terrace dwellings, situated on the Northern side of Wargrave Avenue. The sites are not located within a conservation area, it is not a listed building nor are there any TPO's on the site.

Relevant Planning and Enforcement history

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

77 Wargrave Avenue:

HGY/1997/0562 – Erection of a single storey rear extension – Approved with conditions

HGY/2004/0487 -Erection of dormer windows to front and rear elevation – Approve with conditions

HGY/2023/0080 - Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.42m and for which the height of the eaves would be 3m – Not required

79 Wargrave Avenue:

HGY/2002/0339 - Single storey rear extension and erection of full width front and rear dormer to facilitate a loft conversion. – Refused permission

HGY/2002/0972 – The erection of a dormer window to both the front and rear elevations – Approved with conditions

HGY/2002/1031 – The erection of a single storey rear extension and dormer window to rear roofslope – Approve with conditions

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal: None

External: None

LOCAL REPRESENTATIONS

The application has been publicised by way of 11 neighbour consultation letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting: 0

Supporting: 0

Commenting: 0

The following local groups/societies were consulted:

- None

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 application proposes a first-floor extension over existing single storey rear extensions at no.'s 77 and 79 Wargrave Avenue in an outrigger style design. The design of the proposal is simple, subservient and considered acceptable. The materials are proposed to match the existing and the proposal compliments the application dwelling. The proposal is located to the rear of the properties and would not be visible from the 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 amenity of neighbouring resident.

The proposed first floor rear extensions would be set in from the boundary line with attached neighbouring property no. 81 (of no. 79) by over 2.3 metres and set in from the boundary line with attached neighbouring property of no. 75 (of no. 77) by over 2.3 metres. There are no windows proposed in the side elevations of the proposed first floor rear extensions and the rear windows would cause no more overlooking than that of the existing first floor rear windows or the windows in the existing rear dormers. It is not considered the proposal would adversely impact neighbouring amenity by way of overbearingness, loss of daylight/sunlight or loss of privacy and is therefore considered acceptable.

Conclusion

The proposal is considered acceptable in terms of design and neighbouring amenity and complies with relevant planning policy.

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

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.

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: 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: 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.