

Officer's Report

Application Number	HGY/2023/0703
Type	Full planning permission
Location	Shop, 155 Mount Pleasant Road, Tottenham, London, N17 6JH
Proposal	Proposed ground floor rear infill extension with a new staircase to first floor flat.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	13/03/2023
Applicant	Mr Kemal Koca
Agent	Mr Halil Seker

RECOMMENDATION

Approve with Conditions

1. PROPOSAL

Proposed ground floor rear infill extension with a new staircase to first floor flat.

2. REPRESENTATIONS

2.1 1 representation was received in response to notification and publicity of the application.

2.2 The following issues were raised by neighbours:

- The representation relates to improving the shopfront of the building. It would be great if the shop front of this building could be improved to make the period features of the vernacular period architecture contribute to a better public realm and street amenity. The council should have long ago helped the local residents create a lovely intersection drawing on the positive features such as the church & its garden and the raised table with new LTN. Why not restore the historic sign and replace the unattractive awnings with something more pleasing for everyone? This shop is an important asset to the local community. Please improve the area.

- (Officer Comment on representation): the objector's comments are noted. The proposed application solely relates to the replacing the existing rear extension with new extension including new internal staircase to the upper floor. It is noted that there con-current applications to change the shopfront and as such this will go someway in improving the shopfront.

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site comprises a three-storey building located on the west side of Mount Pleasant Road at the corner of The Avenue. The ground floor is used for retail purposes and the upper floors are residential. The property is not listed, not within a Conservation Area.

3.2 The planning history of the site has been taken into account when coming to this decision.

- HGY/2003/0215 – REF 28/03/2003 - Erection of semi-permanent framework to support lightweight solid roof and metal roller shutters on private forecourt.

- HGY/2001/0544 – GRANTED 11/05/2001 - Conversion of existing first floor into one bedroom self-contained flat and existing second floor into a two-bedroom self-contained flat.
- HGY/1991/0958 – GRANTED 13/10/1992 - Single storey rear extension.

3.3 Proposed extension replaces existing rear extension with new extension with similar site coverage including a new internal staircase to replace the existing. The design and appearance of the new rear, side extension is considered acceptable and would not detract from the character and appearance of the locality.

3.4 The proposed rear extension has been designed so that its proportions and material match those of the existing property. This will give a sense of quality to the bland appearance of the existing. It is considered that the proposed new staircase will not be unduly prominent and will respect the character and appearance of the property.

3.5 The extension will appear subservient and not readily recognisable as an enlarged extension. The proposed side extension incorporates the design features and materials that echo those of the existing property, which would be appropriate to the site in terms of scale, form, appearance and external building materials.

3.6 The new incorporated staircase of the proposed rear extension will appear visually subordinate to the existing property, and the proposed roof would minimise the perceived bulk of the extension. Consequently, it is considered that the proposed rear extension would respect the scale, character, bulk, proportions and materials of the property and the surrounding built environment.

3.7 The proposed single storey rear extension is located abutting the boundary with the property of No.157, which is located to the north. The height of the proposed extension will be 2.85 metres and no windows are proposed in this north facing elevation. These factors, combined with the northerly location of this property in relation to the application site, mean that the impact upon the amenity of the occupants of this property is not considered to be harmful.

3.8 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

3.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

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.

- 4 The extension hereby approved shall not be used for any purpose other than for purposes ancillary to the retail unit.

Reason: To avoid intensification of the site in accordance with Policy DM1 of the adopted DPD.

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.