

Officer's Report

Application Number	HGY/2023/0641
Type	Householder planning permission
Location	27 Ashfield Road, Tottenham, London, N4 1NY
Proposal	Erection of a single storey rear extension.
Case Officer	Ben Coffie
Valid Date	06/03/2023
Applicant	Mrs Sophie Browne
Agent	

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAIL

Proposed development.

- 1.1 The application proposes a single storey rear extension.
- 1.2 The application initially included an outrigger rear extension however this has been omitted from the proposal.
- 1.3 The proposed rear extension has also been reduced from 4.5m to 3.5m in depth, its height will measure 2.8m and a width of 4.8m.

Site and Surroundings

- 2.1 The application property is a two storey terrace dwelling house. At the rear of the terrace are two storey outriggers. The site also has a single storey rear extension beyond the existing outrigger.
- 2.2 The site does not lie in a conservation area and is not a listed.

Relevant Planning and Enforcement history

N/A

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way 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: 0
Objecting: 0
Supporting: 0

4 MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the area
2. Impact on neighbouring amenity.

Design and impact on the character and appearance of the area

4.2 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.

4.3 The scale, height and bulk of the proposed extension is considered acceptable and would integrate appropriately within the rear context. The extension would not have any impact on the streetscene due to its location at the rear of the terrace. Therefore, there are no concerns with regards to any potential harm to the character and appearance of the host dwelling of the area.

4.4 As such proposed development as a whole is in general accordance with Policies DM1 and DM9 of the Development Management, Development Plan Document 2017, and policy SP11 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.

Impact on neighbouring amenity

4.5 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.

4.6 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.

4.7 The proposed extension would extend beyond the extension of the adjoining neighbouring at no. 29 by 1m which is not considered deep enough to inflict overbearing impacts against the amenity of the occupiers of this dwelling.

4.8 The other adjoining property no. 25, given the proposed extension has been reduced to a maximum depth of 3.5, it is considered that concerns with loss of outlook, loss of daylight/sunlight and an increased sense of enclosure would be minimised.

4.9 Consequently, due to the above considerations it is not anticipated that the proposed extension would have an adverse impact in terms of loss of daylight/sunlight, loss of outlook an increased sense of enclosure against the occupiers of the adjoining properties.

4.10 As such, due to the above considerations the proposed development would not inflict any adverse impact on the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

4.11 The proposal is considered acceptable to the host property and would not harm the character and appearance of the host dwelling and area nor would it cause any impacts against the amenity of neighbouring sites.

4.12 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.

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: 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.