

Officer's Report

Application Number	HGY/2023/0403
Type	Full planning permission
Location	107 Broad Lane, Tottenham, London, N15 4DP
Proposal	Ground Floor wrap around extension
Case Officer	Sabelle Adjagboni
Valid Date	31/03/2023
Applicant	mr. Moskowitz
Agent	mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for erection of a single storey wraparound extension.

Site and Surroundings

The application site is a the ground floor flat of a two-storey terraced house located on the centre of Broad Lane. It is not in a conservation area nor is it a listed building.

Side and rear extensions can be seen in many houses on the street including at No. 105 and N0. 109, the immediate neighbours of the site where a rear extension and a side extension can be seen respectively.

Relevant Planning and Enforcement History

The history of the site indicates that the property has been used as flats for over 10 years.

LOCAL REPRESENTATIONS

The application has been publicised by way of 8 letters. No responses were received.

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 proposed rear extension is about 3.5m deep beyond the existing rear elevation. However, at the side it infills the whole width of the original house to the boundary and is about 4.5m deep to end at the same level as the rear extension giving the back of the building a uniform appearance. A light well is also created between the existing rear end of the building and the new side extension.

The proposal has a ridge height of approximately 3m on the boundary with No. 105 and on the other boundary with No. 109 the side infill features a pitch roof which drops to an eave's height of 2.5m.

The overall scale of the extension is considered to be proportional and subordinate to the host building.

Additionally, the proposed materials will match the existing where applicable. Therefore, the proposal does not undermine the existing uniformity of the building.

As such, in design terms, the proposal is considered in line with the above policies.

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.

Given that the neighbours at No. 105 have a rear extension of about 3m deep, the proposed 3.5m deep rear extension at a height of 3m would have a negligible impact on their daylight and sense of enclosure.

On the boundary with No. 109, the side extension is 2.5m high. Given the openness of the rear garden of these neighbours and the reasonable distance between the proposed extension and their habitable window on the ground floor, the proposal would have an acceptable impact on their daylight and sense of enclosure.

As such, in terms of impact on amenity, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION'

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: 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.