

Officer's Report

Application Number	HGY/2023/0593
Type	Householder planning permission
Location	146 High Road, Tottenham, London, N15 6JN
Proposal	Erection of an additional storey above the existing outrigger to serve existing first floor flat. Alterations to the main elevation facing Crowland Road including replacement windows and entrance doors.
Case Officer	Mercy Oruwari
Valid Date	28/02/2023
Applicant	Mr Gottesfeld
Agent	Mr. Aleksandar Pantazis

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is the rear part of the main building which is a three storey end of terrace property. The rear part of the building is the two storey outrigger accessed from Crowland Road. The rear contains Flat C on the ground floor and Flat D (the host unit) a 3 bedroom unit on the first floor. The ground floor of the main part of the building located on the corner is a commercial unit whilst the upper floors contains a third residential unit. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

- HGY/2007/2500 - Planning permission refused for the erection of an extension at rear 2nd floor level. Refused 23/01/2008
- OLD/1987/0608 - Planning permission granted for the conversion of the buildings upper floors into two self-contained flats. Granted 16/11/1987

2.3 The proposal is for the construction of an additional floor above the buildings existing two storey rear outrigger. The footprint of the additional floor would be smaller than the existing ground and first floor. It would be set back on the roof of the outrigger creating a notable separation gap from the boundary of No 144. The existing layout of the upper floor flat D would be reconfigured, which would include 2 of the 3 bedrooms being relocated to the proposed new second floor level. The vacant space on the first floor would be transformed into a large open plan living/kitchen/dining room whilst the dining room would become a study. The bathroom would be relocated to the rear to replace the existing kitchen.

2.4 During the pre-application assessment it was acknowledged that the creation of the additional floor for this residential building would have some constraints, but in principle the development would be acceptable. To be considered as acceptable elements of the design needed

to be reconsidered especially as the site is located just behind the main building on a prominent highly visible corner of the High Road.

2.5 As existing the rear appears as a separate, unrelated, subservient annex. However, with the proposed raising of this part of the building, the disconnection in the relationship between the two parts would become even more evident. To minimize this, the design needed to be more sympathetic and flow together seamlessly with the existing front corner of the building and the general surrounding area. This would result in reducing the significant disconnect between the front and the rear of the site.

2.6 The re-design for this application has considered the overall elevational treatment. This includes the installation of windows, on the proposed second floor, that would replicate those of the main building. The doors and fenestration of the existing ground and first floor would also be replaced with replicators of those found on the main building. This would create a seamless visual relationship between the two parts of the property.

2.7 The proposal is considered proportionate and subordinate to the host building. Also with the consideration of the details of the doors and fenestration, it will be in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.8 The new floor would be a L shaped extension, with the deeper part of the structure diagonally facing the flank wall of No 2 Crowland Road. As there is a single storey building (known as No 2a Crowland Road) tucked in between the two properties, there is a significant separation gap between the two residential properties.

2.9 The part of the extension nearest to the first floor bedroom window of the main building would be notably set back. Thereby, not directly sitting in front of this window. Although the outlook for this window would be altered (the view down Crowland Road), this area of the roof would be kept open.

2.10 The results of the analysis of the daylight and sunlight assessment was submitted. The report shows that the reduction of light to the neighbouring windows will be in compliance with the recommendations of the Planning Requirements of the London Boroughs, the BRE Guide, and the Mayors Plan for London.

2.11 The report shows that the height and depth of the extension would not result in a material loss of sunlight or daylight for the neighbouring properties. The layout of the structure would also not result in an overbearing appearance to the neighbouring property. Lastly the location of the new windows will not cause any significant material loss of privacy to neighbouring properties. The proposal is therefore acceptable in amenity terms.

2.12 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.

2.13 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 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 unless otherwise stated within the approved plans.

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.