

Officer's Report

Application Number	HGY/2022/4433
Type	Full planning permission
Location	1 Mafeking Road, Tottenham, London, N17 9BG
Proposal	The addition of a roof covering to the existing open space and storage units, in order to improve the security of the property and create a shelter appropriate for the storage of art.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	15/12/2022
Applicant	Mr Conor Macklin
Agent	Mr Ramsey Yassa

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for the erection of a roof covering to the existing open space and storage units, in order to improve the security of the property and create a shelter appropriate for the storage of art.

1.2 The proposal seeks to create a single covered storage unit. The existing layout of space consists of individual storage units separated by brick and block work walls.

Site and Surroundings

1.3 The application site comprises a ground floor occupied by a set of disused storage units, which are accessed from Mafeking Road via a central passageway that is secured with a metal fence and gate. At the front of the site the first floor of the building is occupied by a residential unit, which is accessed by a separate entrance at the south-west corner of the site. The rear part of the site is occupied by single storey storage units which are in poor state.

1.4 The application site is not located Conservation Area. It does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

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

- OLD/1988/1199 - REFUSED 18/10/1988 Erection of a second floor to comprising one 3-bedroom flat.

1.6 There is no enforcement planning history in relation to the site.

2. CONSULTATION RESPONSE

2.1 The responses below were received following consultation on the application:

Internal:

1) LBH Transportation Team: No comments

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 25 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 3

Objecting: 3

Supporting: 0

3.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Objectors raised concerns about the accuracy of the shadow study and does not reflect the current experience of sunlight and shadow in their back garden.
- The proposed roof height is significantly higher than the current garage roofs and will impact on the lighting levels in the neighbouring properties small gardens and the rear ground floor windows.
- Objects to height and slope of the proposed roof design as it will negatively impact the sunlight in their back garden.
- Roof design, scale and proximity to their boundary wall is not in keeping with local area and other structure in the locality.
- Need further clarification regarding the gutter design and management of drainage /discharge of water.
- Request that any walls which are visible to neighbouring properties are repaired or rebuilt in part or whole with brick in keeping with current and design of the building and surrounding.
- In principle the planned usage of art storage (classification B8) is agreeable as long as this usage is not changed after permission has been granted and without further full planning consultation/application and in accordance with due process and diligence.

3.3 Comments on representations

- Objectors are noted. With regards to public consultation on the application, further neighbouring consultations were extended and carried out to ensure that all the adjoining occupiers had the opportunity to fully comment on the application. The height and scale of the proposed roof has been reduced in height and as such would have an acceptable impact on the adjoining occupiers. A condition of approval could be imposed to ensure that details of drainage and discharge of the proposal are submitted for further consideration and approve. Building control regulation legislation would also ensure that these elements of the scheme are in accordance with current standard in order to safeguard the amenities of the adjoining occupiers living condition.

4. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development;
2. Design and appearance; and
3. Impact on neighbouring amenity.

Principle of development

4.2 The principle of enlarging the existing garages to rear of this property with alterations to the roof is acceptable, subject to it having a good design, being subordinate in scale to the existing building and it is having no adverse impact on the character and appearance of the area or on the amenities of adjoining occupiers. New development in this location can be considered acceptable in principle subject to other material considerations.

Design and appearance

4.3 London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

4.4 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

4.5 Following the pre-application discussion with officers, the submitted plans have been significantly amended to reduce the bulk and massing of the roof over the garages and to provide improved outlook at the rear of the building by pitching the roof design at an acute angle.

4.6 The extension would be no larger than the existing garages extensions being replaced, and this would use up the majority of the existing small rear garden. The existing boundary wall is maintained on each elevation, with the proposed standing seam roof projecting upwards within the existing boundary. The design pitches away from the existing properties so as not to overshadow them or create a form that is overbearing.

4.7 The design consists of a lightweight pitched roof supported by a timber structure that is independent of the existing site boundary walls. The pitch of the roof is set back from the external walls to accommodate a space for drainage. The roof structure will consist of a lightly insulated zinc standing seam system.

4.8 Overall, therefore, the visual impact of the proposed development, given the good quality materials and detailing, the 'rebalancing' of the side elevation through the proposed pitched roof sides over the extension and the visual mitigation of the proposed ground floor extension by the existing boundary fence, would be unlikely to result in undue harm to the character of the area or the visual amenity of the street scene. Whilst not enhancing the character of the area, the proposal is not considered to result in harm which would justify a recommendation for refusal on visual amenity grounds.

Impact on neighbouring amenity

4.9 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.

4.10 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.

4.11 A number of concerns have been raised by third parties with regard to the impact of the proposed development on the adjoining Road. The originally proposed roof height presented in the pre-application meeting would have been likely to result in an unacceptable level of dominant and overbearing to these adjoining properties, which has a short and narrow garden and given the close proximity between the buildings, the initial proposed roof height was removed from the proposal.

4.12 In addition, having undertaken a sightline of 25 degrees projection outwards from neighbouring windows and gardens and 45 degrees. Officers are satisfied that the proposal would be unlikely to result in any significant loss of light, loss of outlook or create a sense of enclosure to any residential neighbour, including the objectors. As such, the proposed extensions would be unlikely to result in any significant harm to existing residential amenities and would be acceptable in this regard.

4.13 In addition, many of the adjoining gardens also benefit from outbuildings, the proposed roof height is not of a sufficient scale to be overly obtrusive or to appear dominating or overbearing from the windows or gardens of adjoining properties sufficient to cause material harm to residents living conditions in respect to outlook or loss of light.

Conclusion

4.14 The proposal is considered acceptable and that the proposed works would be unlikely to result in undue harm to the visual amenity of the street scene, the residential amenities of the adjacent dwellings and the concerns about the impact on the drainage/discharge of rainwater can be overcome by a condition. Therefore, the proposal would be compliant with the Council's adopted Policies and National Planning Policy Framework.

4.15 On balance, the proposal overcomes the previous concerns raised in relation to the pre-application meeting and other concerns can be controlled through conditions. As such, the proposal is considered acceptable.

4.16 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.

5. 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.

6. 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.

- 3 Design details and materials of external surfaces to be used, including locations of down pipes, and rainwater pipes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 and DM27 of the Development Management Development Plan Document 2017.

- 4 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall be used as a storage only and shall not be used for any other purpose including any purpose within Class (B) 8 unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with 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.

- 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.