

# Officer's Report

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|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0329</b>                                                                                                                                                                                                                                               |
| <b>Type</b>               | <b>Householder planning permission</b>                                                                                                                                                                                                                             |
| <b>Location</b>           | 51 Roslyn Road, Tottenham, London, N15 5JB                                                                                                                                                                                                                         |
| <b>Proposal</b>           | Removal of existing rear ground floor lean to structure.<br>Renovate existing ground floor . New corner sliding door to rear ground floor. New window to rear ground floor. New timber cladding to rear ground floor. Garden works, including new boundary fences. |
| <b>Case Officer</b>       | Sabelle Adjagboni                                                                                                                                                                                                                                                  |
| <b>Valid Date</b>         | 27/03/2023                                                                                                                                                                                                                                                         |
| <b>Applicant</b>          | Ms Simone Liederer                                                                                                                                                                                                                                                 |
| <b>Agent</b>              | Mrs Alice Williams                                                                                                                                                                                                                                                 |

## **RECOMMENDATION**

**Approve with Conditions**

## **PROPOSED DEVELOPMENT AND LOCATION DETAILS**

### **Proposed development.**

This is an application for the replacement of the existing ground floor extension with an extension of the same size and with a render finish. The application also includes the replacement of windows on the rear ground floor and garden works including a new boundary fence.

### **Site and Surroundings**

The application site is a two-storey Victorian terraced house located on the eastern end of Roslyn Road near its intersection with Braemar Road. It is not in a conservation area nor is it a listed building.

Most of the houses like the site on Roslyn Road have an extension including No. 53, the direct neighbour of the application site.

### **Relevant Planning and Enforcement history**

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

HGY/2016/0498 | Certificate of Lawfulness to create a dormer with Juliet balcony to the existing rear roof slope and roof lights to front roof slope. | Granted

### **Consultation response**

No responses were received following consultation on the application.

## **LOCAL REPRESENTATIONS**

The application has been publicised by way of 5 letters to neighbours. No representations 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 proposal removes the existing side extension lean-to and replaces the existing rear extension to give the back of the building a uniform appearance. The proposed extension is of the same size as the existing extension and is therefore proportional to the host building. The size of the extension is also in keeping with the pattern of development in the area. The existing brick facade of the rear extension is replaced by a timber cladding with some aluminium sliding doors. Although these do not match with the existing materials, the colour of the timber cladding is similar to the existing bricks and the linear element of the timber panels compliments the rest of the existing facade of the rear building and gives it a modern and polished look which is reflective of the architectural character of the surrounding area.

Some rooflights are proposed and glazed sliding doors are also included in the proposal to allow an acceptable amount of daylight in the property. Some landscaping is also proposed in the rear garden to give the overall rear space a clean and harmonious appearance.

Therefore, the scheme does not undermine the existing uniformity of the host building.

As such, 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.

The proposal offers no amendments to the existing scale of the building, therefore there is no additional impact on the sense of enclosure, daylight or overlooking on the neighbours.

As such, 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

## **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.

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

Registered No. HGY/2023/0329

### **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.