

Officer's Report

Application Number	HGY/2023/0924
Type	Full planning permission
Location	Ground Floor Flat, 54 Graham Road, Tottenham, London, N15 3NJ
Proposal	Single storey rear and side extension.
Case Officer	Eunice Huang
Valid Date	31/03/2023
Applicant	Valentina Orru
Agent	Mrs Johanna Ahrberg Jackson

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This application seeks consent for the partial demolition of the existing single storey rear wing of the dwelling and erection of a new single storey rear and side extension. The new extension is for the purposes of a living and dining area. The proposal also includes alterations to the internal layout of the dwelling to provide a new bedroom and bathroom within the existing living room.

Site and Surroundings

2.2 The application site is a ground floor flat within a two storey terrace building on the north-eastern side of Graham Road. The site is located within a residential street composed of two storey terrace buildings. The site is located within 265m east of Turnpike Lane Underground Station and commercial centre. The site is not located within a conservation area or a listed building.

Relevant Planning and Enforcement history

2.3 The most recent planning history relating to the site as is as follows:

- OLD/1985/0947: Conversion into two self contained flats and erection of single storey rear bathroom extension. Refused 18/10/1985.

4. CONSULTATIONS AND LOCAL REPRESENTATIONS

4.1 No consultation requests were issued for the minor application.

4.2 The application has been publicised by way of letters. No representations were received in response to notification and publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Design
2. Standard and quality of residential accommodation
3. Impact on the amenity of adjoining occupants

Design

5.1 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.

5.2 The proposed single storey extension is 3 metres deep to the rear, and extends to the north-western side boundary. The extension encloses the existing side passageway to create a courtyard that provides light and ventilation to the adjacent bedroom, kitchen and living/dining room. The extension has a flat roof to the rear, which transitions to a lean-to roof in the side infill. The extension has a maximum height of 3.3m at the south-eastern side boundary, falling to 2.5m on the north-western side boundary.

5.3 The scale of the single storey extension is subservient to the existing terrace building. The scale of the extension is also compatible with surrounding development, which includes rear and side infill extensions. The extension does not unreasonably extend beyond an established rear building line amongst the row of terraces.

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

Quality of Accommodation

5.5 London Plan Policy D6 requires housing development to provide adequately sized rooms with comfortable and functional layouts. The design of development should provide sufficient daylight and sunlight to internal areas, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space

5.6 The proposal includes a courtyard that provides light, ventilation and outlook for the existing kitchen, new Bedroom 2 and new living/dining room. The proposal also retains a substantial portion of the rear garden for outdoor amenity.

5.7 . As such, the proposal is considered in line with the above policy.

Neighbour Amenity

5.8 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.

5.9 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.

5.10 The extension is limited to a single storey height. The existing rear wing has an approximate height of 3.1m. The proposed maximum height of 3.3m is a modest increase that will not have an adverse bulk or solar impact on No. 56 Graham Road. The extension will have some impact on the daylight conditions and outlook from the inner ground floor rear windows of No 52. However, given the extension pitches down in height to the shared boundary, it will not adversely affect the amenity to the occupiers to this property. Equally it is noted that no objection has been received from the occupiers to this property. New glazing is orientated towards the rear garden and internal courtyard, away from neighbouring properties, mitigating privacy impact.

5.11 Taking the above into consideration, the proposal is acceptable with regards to amenity considerations.

6 CONCLUSION

6.1 The proposal is considered acceptable for the reasons stated above.

6.2 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

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PLANNING 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 The external materials are 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 the 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: 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: 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.