

Officer's Report

Application Number	HGY/2023/0979
Type	Householder planning permission
Location	62 Langham Road, Tottenham, London, N15 3LX
Proposal	Part double-storey side extension, dormer extension
Case Officer	Zara Seelig
Valid Date	05/04/2023
Applicant	Mr Jubid Bashir
Agent	Ms Asua Ellimah

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Part double-storey side extension, dormer extension.

Site and Surroundings

The application site is a two storey end of terrace dwelling situated on the Northern side of Langham Road. The site is not located within a conservation area., it is not a listed building nor are there any TPO's on the site.

Relevant Planning and Enforcement history

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

HGY/2022/3549 – Part single, part double-storey side extension and dormer extension. - Refused permission for the following reasons:

1. The proposed development would be out of keeping with the general pattern and character of the area by reason of its two storey side element being of a poor design and extending hard up to the boundary with no. 64, creating a terracing effect. The proposal would be contrary to policy SP11 of the Haringey Local Plan, policies DM1 & DM12 of The Development Management DPD 2017 and London Plan Policy D6.
2. The proposed single storey side extension to the existing outrigger would be unacceptable due to its height along the boundary with no. 64 being detrimental to the amenities of this neighbouring property by reason of overbearing appearance, contrary to policies DM1 of The Development Management DPD 2017 and London Plan Policy D6.
3. It has not been demonstrated that the proposed air con units, due to their location and in the absence of a noise report or any other supporting information, will have an acceptable impact on neighbouring amenity contrary to policy DM1 and DM23 of Haringey's Development Management DPD (2017).
4. The proposed installation of air conditioning units on the property does not follow the Haringey or Mayor for London's cooling hierarchy, would contribute to the urban heat island effect and would require unnecessary energy usage. In the absence of any justification as to why the application property has a particular need for this form of air conditioning or that alternative more sustainable approaches have

been considered, the proposal is considered contrary to the sustainability aims of the National Planning Policy Framework (NPPF) and contrary to policy SI 4 of the London Plan (2021) and Policy DM21 of Haringey's Development Management DPD (2017).

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal: None

External: None

LOCAL REPRESENTATIONS

The application has been publicised by way of 7 neighbour consultation letters. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting: 2
Supporting: 2
Commenting: 1

The following local groups/societies were consulted:

- None

The following Councillor(s) made representations:

- None

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:

- Overbearing
- Eyesore
- Out of Character
- Overshadowing/loss of light
- Overdevelopment of the site

The following issues raised are not material planning considerations:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
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 extension to the rear dormer would be considered acceptable, the dormer would remain subservient, and the materials match the existing, as was stated in the previous application for similar works. The single storey side extension that was previously considered unacceptable has been removed and does not form part of this application. The two storey side extension would be considered acceptable, it is subservient and has been set down from the roof ridge and set in from the front boundary line by 1 metre, with materials to match the existing. The proposal would therefore be considered acceptable in terms of design.

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 proposed extension to the roof dormer would cause no more of an impact to neighbouring amenity than the existing situation. The proposed two storey side extension would not project further than the rear elevation of the application dwelling and immediate neighbouring dwellings, in addition to no. 64 Langham Road having no windows in the side elevation facing the application dwelling. The proposal would not impact neighbouring amenity by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

Other matters

The air conditioning units that were found to be unacceptable as part of the previous refusal have been removed from the proposed scheme as submitted for this application. The reasons for refusal on the previous application have been overcome and therefore the proposal is recommended for approval.

Conclusion

The proposal is considered acceptable for the reasons set out above and does comply with the relevant planning policy.

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

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 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 The external materials 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 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: 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.