

Officer's Report

Application Number	HGY/2023/0592
Type	Householder planning permission
Location	5 Foyle Road, Tottenham, London, N17 0NL
Proposal	Proposed ground floor rear wrap around side infill, internal alteration, first floor plan redesign and all associated works at 5 Foyle Road.
Case Officer	Sabelle Adjagboni
Valid Date	28/02/2023
Applicant	Mr George Opoku - Gyimah
Agent	Mr Joshua Eves

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a ground floor wraparound extension.

Site and Surroundings

The application site is a two-storey terraced house located on the western end of Foyle Road near its intersection with St Paul's Road. It is not in a conservation area nor is it a listed building.

Many houses on Foyle Road can be seen to have rear/side extensions including No. 3, the direct neighbour of the application site which also has a wraparound extension.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site.

Consultation response

1 response was received following consultation on the application and raised the following concerns:

- Loss of daylight
- Loss of amenity space
- Potential for conversion of the property into two flats which would lead to a loss of family housing.

These will be addressed subsequently in this report.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 11 letters. No representations were received.

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 proposal extends about 3m at the rear and the side infill which stops at the same delimitation is about 8m long. The extension features a pitched roof with an eave's height of about 2.5m, 4 rooflights and aluminium framed sliding doors allowing enough daylight into the property. The proposed materials also match the existing. Therefore, the proposal is considered to subordinate and proportionate to the host dwelling and 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 neighbours at No. 3 currently have a rear extension which the proposal does not extend beyond. Additionally, the proposed height is also the same as the height of the extension at No. 3. Therefore, the impact on the daylight and sense of enclosure of these neighbours would be negligible.

The neighbours at No.7 on the other hand do not have an extension. However, giving the pitched roof design of the extension with a height of 2.3m along the boundary with No.7, the impact on the daylight and sense of enclosure on the neighbours at No. 7 would be minimal and is considered acceptable.

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

Additional comments

Regarding consultation comments made concerning the risk of conversion of the property into two flats, looking at the plans submitted, officers are satisfied that at the moment, the proposal is to give more usable living space for the enjoyment of the residents of this single dwelling family house. Should any conversions be considered, planning permission would be required and a full assessment would be made at that stage.

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 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.

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.