

# Officer's Report

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|---------------------------|-----------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0622</b>                                            |
| <b>Type</b>               | <b>Householder planning permission</b>                          |
| <b>Location</b>           | 65 Walpole Road, Tottenham, London, N17 6BH                     |
| <b>Proposal</b>           | Proposed First Floor Side Extension Above Existing Ground Floor |
| <b>Case Officer</b>       | Sabelle Adjagboni                                               |
| <b>Valid Date</b>         | 02/03/2023                                                      |
| <b>Applicant</b>          | Mr A Loka                                                       |
| <b>Agent</b>              | Mr Glynn Deakin                                                 |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **PROPOSED DEVELOPMENT AND LOCATION DETAILS**

##### Proposed Development

This is an application for a first-floor side extension above the existing ground floor.

##### Site and Surroundings

The application site is a semi-detached house at the edge of Walpole Road. It is not in a conservation area nor is it a listed building.

The houses on Walpole Road are in a small residential pocket created by the intersection between Walpole Road and Downhills Way. Currently, only the neighbours at No. 63 have a first-floor side extension, with a similar design to the proposal.

##### Relevant Planning and Enforcement History

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

HGY/2022/4210 - Proposed First Floor Extension Above Existing Ground Floor and Extension to Existing Rear Dormer Window. Refused.

HGY/2022/2092 - Proposed single storey rear extension and alterations following removal of existing conservatory. Granted.

HGY/2022/2151 - Certificate of Lawfulness: Proposed Loft Conversion including Hip to Gable, Dormer to the rear, and roof lights to the front elevation. Granted.

#### **LOCAL REPRESENTATIONS**

The application has been publicised by way of a site notice displayed in the vicinity of the site and 2 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: 1

Objecting: 1

Supporting: 0

The following issues were raised in representations:

- Design and impact on the character of the area – ‘block’ effect created, and scale is bulky and dominant (Officer comment; This is dealt with in the considerations below).
- Lack of retrospective planning permission for the rear extension, loft conversion and entrance/exit created at the rear (Officer comment: The history of the site -in section above- shows permission for the single storey rear extension with associated work and the loft conversion).
- Negative impact -dirt, dust, and accessibility- and hours of construction (Officer comment: An informative detailing the permitted hours of construction will be attached to the decision. Considerate construction practices are also recommended.)
- Impact on parking, access, and infrastructure (Officer comment: This is an application for a first-floor extension and thus makes no changes to the existing parking, access and infrastructure.
- Potential for multiple occupancy (Officer comment: The application and proposed layout of the property show it as a single dwelling. There is no evidence to suggest that the future intention might be to use the property as an HMO. The site is located within the article 4 Direction area covering much of the borough and prohibiting changes of use from C3 to C4 (Small scale HMO). An informative will be attached advising the applicants of this. Any change of use to HMO use would therefore require planning permission. Any future unauthorised use of the property as an HMO would be subject to potential planning enforcement action). Based on the submitted information provided with the application, there is not enough to raise an enforcement case, however, if the objector feels they have more information to indicate this, they are advised to raise the issue with the council’s enforcement team.)
- Proposed additional parking not shown in drawings (Officer comment: The application drawings do not include any amendments to existing parking and additional parking is not part of this application).

## **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 proposed side extension would be set back from the front elevation by 1m at first floor level and features a pitched roof with a ridgeline below the ridge of the main roof. The hipped roof drops down to an eave's height of approximately 2.3m.

This design, mass and scale is considered to be acceptable and reduces the 'block' effect raised in the objection. Additionally, although slightly different in design, it adequately responds to the first-floor side extension of the immediate neighbours at No. 63.

Therefore, it is considered that the level of subordination of the extension and the streetscape would mean that the proposed first-floor side extension would not have a detrimental design.

As such, the proposal is considered at odds 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. 63 have some side windows. The proposal, by including a hip roof in its design and setting the extension by 1m, reduces the impact on daylight, overshadowing, and sense of enclosure.

Therefore, the proposal will have an acceptable impact on the neighbouring amenity.

As such, the proposal is considered at odds with the above policies.

#### Conclusion

The proposal 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.
- **INFORMATIVE: HMO**  
The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

[http://www.haringey.gov.uk/index/housing\\_and\\_planning/planning-mainpage/policy\\_and\\_projects/article\\_4\\_direction.htm](http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm)