

Officer's Report

Application Number HGY/2023/0330
Type Full planning permission
Location Abbot Villa, 1C Abbotsford Avenue, Tottenham, London, N15 3BT
Proposal Change of use from 2-bedroom dwellinghouse (Class C3) back to a Dental surgery (Class E).
Case Officer Daniel Kwasi
Valid Date 12/04/2023
Applicant MR JITENDRA SHAH
Agent

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The application site is a single storey rear extension from the Dental Practice that is been converted into a dwellinghouse. The site is located at the rear of no.293 West Green Road The site has its own access on Abbotsford Avenue. To the rear of the site is Olive Grove. The site is not within any conservation area nor is it within the curtilage of listed building.

Whilst Abbotsford Avenue is predominantly residential, The site is in the West Green Road Central Local Shopping Centre where the majority of the properties are commercial uses at ground floor level and residential use on the upper floor levels. The building that the site is attached to is currently used as a Dental Surgery.

The planning history of the site has been taken into account when coming to this decision.

Abbot Villa, 1C, Abbotsford Avenue

HGY/2016/0602 GTD 15/4/2016 Removal of condition 1 (use of property as residential dwelling for named persons) attached to planning permission HGY/2008/0604 in order to allow future use of property as general residential.

Rear of, 293, West Green Road

HGY/2008/0604 GTD 07/5/2008 Change of use from ancillary accommodation of dental surgery to 2 bedroom single dwellinghouse

This is an application for the change of use of 2-bedroom dwellinghouse (Class C3) back to a Dental surgery (Class E). The 2no. bedrooms would become 2no. surgery rooms. The kitchen would change to a decontamination room, and the living area would change to a waiting area. The Shower room with the toilet would remain unchanged. Access to the dental surgery would be via the existing entrance.

There are no proposed changes to the design and appearance of the existing building. The use of the building would return to being a dental surgery, and is sited in the Local Shopping Centre area. The proposal would not cause the number units in non-retail to exceed 50% across the entire frontage, because this would remain unchanged. Therefore, the local character and visual amenity of the area will not be impacted.

There are no proposed changes to the external features of the building, so there would be no material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. The site is already attached to a building that

is used as a dental surgery, and so the use would not impact on the neighbours. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM12, and DM3 of the Development Management, Development Plan Document 2017, and policies SP10, SP11, and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT 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: For the avoidance of doubt and in the interests of proper planning.

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: 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: 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.