

Officer's Report

Application Number	HGY/2023/0343
Type	Householder planning permission
Location	2 Teynton Terrace, Tottenham, London, N17 7PZ
Proposal	Erection of a single storey extension to the rear and the replacement of the main house's guttering.
Case Officer	Sabelle Adjagboni
Valid Date	28/03/2023
Applicant	Mr Stephen McGrath
Agent	Mrs ANGELA GREEN

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for a single storey rear extension.

Site and Surroundings

The application site is a two-storey terraced house located on the southern end of Teynton Terrace, near its intersection with Tower Gardens Road. It is in the Tower Gardens Estate conservation area but is not a listed building.

Most of the houses on Teynton Terrace, like the application site, have an extension.

Relevant Planning and Enforcement History

No recent planning history is relevant to the current application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 8 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on the character and appearance of the conservation area
3. 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 is 4m deep, nearly 1m deeper than the existing and spans to the boundary with No.4. However, the extension features a slopping roof with a proposed eave height of 2.5m. The proposal set away from the other by approximately 1.8m. Therefore, it is considered to be proportional to the host building. The size of the extension is also in keeping with the pattern of development in the area. Additionally, the proposed materials match with the existing. On the rear and side elevation of the extension, large, glazed doors are proposed to allow an adequate amount of daylight in the house.

The proposed development is considered to be appropriately subordinate in scale and complimentary in appearance to the host building.

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

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be considered. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed extension will partially be visible from the streetscape. However, given that the proposed materials will match the existing and the scale of the proposal is only modestly larger than the existing extension, there would be no detrimental impact on the character and appearance of the conservation would.

As such, in terms of heritage, 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.

Although the proposal is deeper than the existing extension, its eaves height of 2.5m is smaller than the existing 2.8m. Therefore, the impact on the sense of enclosure and daylight of the neighbours is considered acceptable.

Although there is a new window propose on the side of the boundary with No.1, the property already has multiple windows on that facade. Therefore, it is considered that no material additional outlook on the neighbouring properties is created.

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

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 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: 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.