

Officer's Report

Application Number	HGY/2023/1340
Type	Householder planning permission
Location	45 Lordship Lane, Tottenham, London, N17 6RU
Proposal	Erection of proposed single storey ground floor side infill and single storey rear extension.
Case Officer	Zara Seelig
Valid Date	19/05/2023
Applicant	Ms Susan Corlis
Agent	Mr David Mansoor

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the erection of proposed single storey ground floor side infill and single storey rear extension.

Site and Surroundings

The application site is a two storey mid terrace dwelling situated on the Southern side of Lordship Lane. 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/2018/1040 - Conversion of an existing dwelling into 2 dwellings. The proposal is to create 2 bedroom 3 persons ground floor flat by adding rear and side extensions and converting the first floor into 1 bedroom 2 persons flat. - Refused permission

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 3 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: 0
Supporting: 0
Commenting: 0

The following local groups/societies were consulted:

- 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 side infill and rear extensions are simple in terms of design, with material to match. There are other examples of similar side infill and rear extensions within the row of terraces. The proposal is considered acceptable in design terms.

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 side infill extension, although 2.8 metres in height along the boundary line with no. 47, this neighbouring property has a similar side extension running the same depth along the boundary line and so the proposal would not adversely impact the amenities of this neighbouring property. The proposed rear extension along the boundary with no. 43 would project 3 metres deeper than the outrigger at this neighbouring property. The proposed rear extension is 3 metres deep from the rear wall it projects from, with a monopitch roof slanting down to 2.8 metres high. This is not considered to adversely impact neighbouring amenity by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

Conclusion

There would not be harm to the character and appearance of the host property or the surrounding area. The amenity and living conditions of neighbouring properties would not be compromised. The proposal is therefore considered acceptable.

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.