

Officer's Report

Application Number	HGY/2023/0968
Type	Householder planning permission
Location	34 Asplins Road, Tottenham, London, N17 0NG
Proposal	Side return infill extension
Case Officer	Sabelle Adjagboni
Valid Date	04/04/2023
Applicant	Agustin Cabrera
Agent	Mr Chris Watkins

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for a single storey side infill extension and demolition of the existing rear extension.

Site and Surroundings

The application site is a two-storey terraced house at the centre of Asplins Road. It is not in a conservation area, nor is it a listed building.

The site currently has a side extension which this application aims to replace. Some single storey side extensions can be seen close to the application site notably at Nos. 30, 40 and 48.

Relevant Planning and Enforcement History

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

Consultation response

The councillor has expressed concerns about an acceptable standard of light and impact on internal areas and loss of amenity space. Moreover, they are concerned that the use of the property can be changed to flats resulting in a loss of a large family housing unit.

Officer comment:

The impact on amenity will be assessed in a later section of this report.

The potential of conversion into flats does not fall under the parameters of this application and therefore cannot be actioned by the planning officer in this instant. However, the councillor is advised to raise the issue with the enforcement team with any relevant information they may have.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 5 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 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 is to infill the property at the side about 6.56m to the meet the rear elevation of the original house. Additionally, the existing rear extension is proposed to be removed, giving the rear elevation a clean finish. The proposed side infill features a pitched roof with an eave's height of 2.3m and overall height of 3m. Giving the modest scale of the proposal and the removal of the rear extension, it is considered to be subordinate to the host dwelling. Some rooflights of acceptable standard are also proposed. Additionally, the proposed materials will math the existing where applicable.

Therefore, the scheme does not undermine the existing uniformity of the host building and fits in with the character and pattern of development in the area.

As such, in design term, 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 sympathetic design of the hipped roof would minimise any impact on the sense of enclosure and loss of daylight on the neighbours at No. 32.

Given that the neighbours at No. 36 currently have a rear extension and that the proposal removes that of the site, the scheme would have a negligible impact on these neighbours.

As such, in terms of amenity, the proposal is 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.

