



Officer Report

Application Number:	HGY/2023/1458
Application Type:	Householder planning permission
Address:	148 Park Lane, Tottenham, London, N17 0JN
Proposal:	Replacement of rear outbuilding, erection of single storey rear extension, alterations to roof of outrigger to create flat roof (with insertion of rooflight), relocation of first floor access stairs, construction of rear dormer extension with associated front roof slope rooflight.
Case Officer:	Laina Levassor
Valid Date:	01/06/2023
Applicant:	C/O UPP
Agent:	Mrs Emily Benedek

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

The subject site is a two storey building made up of two self-contained units on the southern side of Park Lane. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

The following representations were received in response to the notification and publicity of this application:

Cllr John Bevan –

As a Cllr of long standing, I am responding to this application. I have visited the above address and my comments are below and are based on my observations and local knowledge during my 20 years as a Cllr for this ward and as the Design Champion for Haringey.

In addition, I now refer to the MAYOR of London's Planning Guidance in particular the requirements of the size standards that The Mayor now requires. I would require that this proposal does comply with the above standards and indeed building regulations. I note that The Mayor is maintaining the existing size standards in the London Plan March 21.

I have concerns as to an acceptable standard of light and single aspect issues that may impact, including to internal areas and to any loss / adequate provision of amenity space.

The street frontage of the existing is detrimental to the street scene at this location, any change needs to rectify this detriment.

This is a constrained site and this application gives me concern, I note 2 applications for this site I have submitted my same observations to both

I am also concerned that this application could result in future permanent change to the existing property by conversion into flats which would in effect result in the permanent loss of a large family housing unit, of which there is still a pressing need within the borough. It is for this reason that the Council introduced an article 4, this permission if applied for in future would be against this policy.

Officer Comment: This application does not propose the conversion of the building into two flats but proposes alterations to the existing flats, the conversion of which was granted planning permission in 2001.

PROPOSED DEVELOPMENT

This application proposes the replacement of an existing rear outbuilding incidental to the host property, the erection of a single storey rear extension, alterations to the existing first floor outrigger and associated repositioning of access stairs to the first floor unit and the erection of a rear dormer extension.

Replacement of existing rear outbuilding

- The existing building sited to the rear perimeter is to be replaced with an enlarged structure, offering an increased footprint, which spans to the boundary of No.150. The proposed outbuilding is similar in height to the existing, matching the height of the single storey rear elevation of No.146, as the existing does. The proposed outbuilding is to be used as storage, incidental to the units within No.148. The building is accessible from a roof covered side access on Denmark Street and from the rear of No.148, as the existing situation.

Single storey rear extension

The proposed single storey rear extension increases the ground floor level of the existing outrigger projection by approximately 4.5m in depth, standing at 2.7m in height (inclusive of the parapet wall). The extension replaces the existing first floor access stairs and a small shed building. The height and depth of the extension are of similar scale to the rear extension at No.150.

The proposed extension allows for internal reconfigurations to the GF unit (Unit 1) to change from a 3 x bedroom unit to a larger 2 x bedroom unit, including the replacement of a small bedroom (6.4sqm) with a bathroom and enlarged open plan kitchen and living space and increasing a bedroom space to include an en-suite area. The loss of a bedroom in this instance is considered to be acceptable as the original room would fail the minimum floor area requirements of 7.5sqm for a single bed space, with the proposal offering improved living conditions and layout.

Due to the siting of this part of the proposal, within close proximity to neighbouring extensions and being of similar scale - the height, depth and placement of the extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property, therefore this element of the proposal is considered acceptable.

Alterations to first floor outrigger

- Alterations to the first floor outrigger include raising the original sloped roof to create a flat roof with the addition of a rooflight to serve Unit 2 which is set across the first floor. The existing external staircase is relocated adjacent to the rear of the ground floor extension, providing entry to a section of roofspace above the extension to allow access to the unit. A 1.8m high screen is to be installed where the top of the staircase is sited close to the boundary to ensure privacy to neighbouring occupiers. The roofspace is not presented as a roof terrace and will be conditioned to limit use of this space for enjoyment.

It is not considered that the proposed increase in height to the outrigger would result in additional overlooking or harmful amenity impact to neighbouring properties as the use and overall impacts such as outlook, would not differ to the existing situation.

Construction of rear dormer extension

The proposed rear dormer measures 7.21m³ in volume, proposing an additional 16m² of floorspace to Unit 2 to create a 12m² bedroom space with storage unit and under eaves storage. The addition of a dormer allows for internal reconfiguration of the unit from a 2 x bedroom, with combined kitchen/living space set across 1 floor level, to a 2 x bedroom with separated kitchen, separated living room, across 2 floor levels.

It is not considered that the addition of a rear dormer of this scale would result in the opportunity to present new vantage points resulting in additional overlooking to neighbouring properties. Typically, within a residential setting, the creation of rear dormers can be constructed without the need for planning permission and these additions are generally seen as a neighbourly form of development where appropriately sized and placed. It is considered that the set away from neighbouring properties reduces the likelihood of overshadowing or imposition on any windows impacting privacy of neighbours. For these reasons, the proposed roof extension is considered acceptable from an amenity perspective.

REASONS FOR GRANTING PERMISSION

The proposed extensions are to be constructed in materials which would match the original materials used in construction of the dwelling. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height, depth and placement of the extensions would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. 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, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies 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.

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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Outbuildings and Building Regulations

Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/

<https://www.haringey.gov.uk/planning-and-building-control/building-control>

INFORMATIVE: HMO C4

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

INFORMATIVE: Outbuildings/ Garden Rooms

This certificate applies only to the extent of the operations outlined in the description of development and shown in the accompanying drawings. In specific it is brought to your attention that the outbuilding hereby approved is for purposes incidental to the use of the main dwelling house in its use as a single-family dwelling. Any operation/use which is materially different would give rise to a material change of use which may result in a breach of planning control which is liable to enforcement action by the local planning authority.

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.