



Officer Report

Application Number: HGY/2023/1513
Application Type: Householder planning permission
Address: 49 Argyle Road, Tottenham, London, N17 0BL
Proposal: Demolition of an existing single storey rear outrigger and construction of a new single storey wraparound rear extension with a part flat/pitched roof and 7no. rooflights.
Case Officer: Daniel Kwasi
Valid Date: 09/06/2023
Applicant: Mr & Mrs Horace & Rachel Boston
Agent: Mr Liam Staunton

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

The following issues were raised by neighbours, local groups and Councillors:

CLLR 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. 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.

REASONS FOR GRANTING PERMISSION

The subject site is a two storey end-of-terrace dwellinghouse with a rear dormer with a two storey rear outrigger. It is on the south side of Argyle Road between Vicarage Road to the west and Sutherland Road to the east. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

Design and Appearance

The proposed development is for the demolition of an existing rear single storey extension with a single storey wraparound rear extension around the existing outrigger. The wraparound extension would comprise a mono-pitched roof above the side part of the extension with 6no. skylights, and a flat roof with one rooflight above the rear part of the wraparound extension. The proposed extension would be the same depth as the existing extension.

Further to comments made from the Councillor, although there appears to be some residential conversions to self-contained flats on Argle Road, the proposed development includes internal alterations to the ground floor alone, whereby the extension would create space for a kitchen and dining area.

Access to the remaining rear garden would be via the new bifolding doors from the newly arranged kitchen space. The extension would be 2.3m in height along the round boundary of no.25 Vicarage Road, and 3m in height along the boundary with no.51.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The proposed development is at the rear and so it would not appear incongruous on the street scene. Therefore, the local character and visual amenity of the area will be protected.

Impact on Neighbouring amenity

The height adjacent to no.25 Vicarage Road being at 2.3m would mean that the bulk of the extension would be reduced and prevent it from having an overbearing effect. The proposed extension would appear subservient to the main dwelling, and the bi-folding doors and rooflights would not overlook the neighbouring properties.

The height and depth of the extension 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 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.