



Officer Report

Application Number:	HGY/2023/1655
Application Type:	Householder planning permission
Address:	25 Kitchener Road, Tottenham, London, N17 6DU
Proposal:	Erection of single storey rear and side wraparound extension.
Case Officer:	Emily Whittredge
Valid Date:	22/06/2023
Applicant:	Mr Daniel Inel
Agent:	Mr Jeff Gillett

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to a two-storey mid terrace dwellinghouse on the west side of Kitchener Road. Houses within this part of the terrace feature two storey closet wings and small rear gardens.

The site is not within a conservation area and does not relate to any listed building.

2. Policies and Constraints

Article 4 Direction for HMO's, DM DPD policy: DM17

Family Housing Protection Zone, DM DPD policy: DM16

3. Relevant Planning and Enforcement History

HGY/2023/1654 - Certificate of lawfulness for the proposed conversion of the loft including the erection of an L-shaped dormer extension to the rear and the insertion of two rooflights to the front.
- Grant certificate 11/07/2023

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Design

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 and 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.

There are limited examples of rear extensions as well as infill extensions within the terrace and within the wider area. The application seeks a full width wraparound extension that would extend 3m beyond the original closet wing. The structure would have a flat roof measuring 3.1m tall, with a pitched roof element on the south side adjoining no. 23 having 2.3m tall eaves on the boundary.

The recently granted certificate of lawfulness for a loft extension has been taken into account in assessing the impact of development on the site. The proposed single storey extension is considered to represent the maximum acceptable footprint for the site given the modest original size of the garden and large outrigger. The garden is 10m long and 7m of garden length would remain following development. Overall, the proposal would be proportionate and subordinate to the rear elevation and would retain sufficient rear garden space for a dwelling of this size. As such, the extension is considered appropriate in scale and design terms.

6. 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 the amenity of neighbouring residents.

The proposed extension would be effectively the size allowed under permitted development rights as viewed from no. 27, and is considered would now have a materially harmful impact. The structure along the boundary shared with no. 23 would have a pitched roof and would measure 2.3m high and 9.4m long on the boundary, which would preserve outlook from the neighbouring garden and windows. The proposal was reduced in scale adjacent no. 23 due to officer concerns, and is considered to have addressed these appropriately. Overall, the development would not give rise to unacceptable loss of light or outlook and would not appear overbearing. As such, the proposal is acceptable in amenity terms.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the site and would not result in material harm to the residential amenity of neighbours.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8. 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: 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.