



Officer Report

Application Number:	HGY/2023/1184
Application Type:	Householder planning permission
Address:	45 Birkbeck Road, Tottenham, London, N17 8NH
Proposal:	Single Storey Infill Extension with 4 No Roof Lights
Case Officer:	Sabelle Adjagboni
Valid Date:	02/05/2023
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Applicant:	Mr Minliang Cai
Agent:	Gugs Lo

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for a single storey side extension including the insertion of 4 rooflights. The initial proposed eave's height of 2.8m has been amended to 2.3m to reduce the impact on neighbouring amenity.

Site and Surroundings

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

Many houses on the road can be seen to have side/rear extensions.

Relevant Planning and Enforcement history

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

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 14 letters to neighbours. 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 proposed side infill is approximately 5.6m deep along the boundary with No. 47 and ends at the same level as the existing rear elevation giving it a harmonious appearance. It features a pitched roof with an eave's height of 2.3m. The proposal also creates a courtyard of 1.5m to allow light into the dining room window. The scale of the proposal is considered to be subordinate to the host dwelling and in keeping with the pattern of development of the area. The proposed rooflights are in keeping with the area and are therefore considered acceptable. Additionally, the proposed materials will match the existing where applicable.

Therefore, the proposal is in keeping with the character of the area.

As such, in design terms, 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.

On the boundary with No. 47, the proposed eaves height is 2.3m which is only about 0.3m over a standard 2m the boundary fence, there is also a large boundary wall extending from the party wall of the properties. Therefore, the impact on the daylight and sense of enclosure for these neighbours would be minimal and is considered acceptable.

No changes are proposed on the boundary with No. 43. Hence, it is considered that the proposal would not create an additional impact on their daylight and sense of enclosure.

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

Registered No. HGY/2023/1184

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.