



Officer Report

Application Number:	HGY/2023/1718
Application Type:	Householder planning permission
Address:	76 Rutland Gardens, Tottenham, London, N4 1JR
Proposal:	Proposed single storey side/rear extension.
Case Officer:	Sabelle Adjagboni
Valid Date:	29/06/2023
Applicant:	Mile
Agent:	Mr Bilal Ahmad

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development.

This is an application for a single storey ground floor wraparound extension.

Site and Surroundings

The application site is a two-storey end of terrace house located on the eastern end of Rutland Gardens, at its intersection with Grafton Gardens. It is not in a conservation area nor is it a listed building.

Many houses on the terrace can be seen to have rear/side or wraparound extensions including No. 78 the direct neighbours of the site.

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 5 letters to neighbours.
1 objection was received.

The following issues raised are not material to planning consideration:

- Noise

Officer comment: An informative detailing the legal hours of construction will be appended to the decision notice.

- Infrastructure requirements/compliance/suitability

Officer comment: The number of people being accommodated is not relevant to the application as the application site is a single family dwelling and the proposal is for a single storey rear extension. Should the objector suspect illegal activity or HMO, they are advised to open an investigation case with the enforcement team providing any relevant information to support their claims.

The following comments raised are material to the application and will be discussed in the following sections:

- Space – impact of the proposed works on objector's home

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 extends about 3m at the rear and wraps around the side over a depth of approximately 7.6m creating a small courtyard of about 1.3m to maintain daylight in the existing window. The wraparound extension features a flat roof with a height of 3m. Although, given that the proposal is a single storey and the site is an end of terrace, the scale is considered acceptable.

Some standard rooflights are proposed and glazed doors are also included in the proposal to allow an acceptable amount of daylight in the property. Additionally, the proposed materials match the existing where applicable.

Therefore, the scheme does not undermine 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 other boundary, the property has no neighbour due to its location at the end of the terrace. Therefore, no impact on amenity is created.

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

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.