



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/1639</b>                                                     |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                   |
| <b>Address:</b>            | 10 Montague Road, Tottenham, London, N15 4BD                             |
| <b>Proposal:</b>           | Erection of a 2 storey rear extension and a ground floor side extension. |
| <b>Case Officer:</b>       | Kwaku Bossman-Gyamera                                                    |
| <b>Valid Date:</b>         | 20/06/2023                                                               |
| <b>Applicant:</b>          | Mr Joel Stern                                                            |
| <b>Agent:</b>              | Mr - Stern                                                               |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

##### Proposed development

1.1 This is an application for erection of two - storey rear infill extension and single storey side.

##### Site and Surroundings

The application site is a two-storey end of terrace property situated on northern side of Montague Road with the public alley way running parallel to side leading onto Hale Gardens. The surrounding area is wholly residential in character. The site is not located within any conservation area.

##### Relevant Planning and Enforcement history

There is no planning history in relation to the site.

#### **2. LOCAL REPRESENTATIONS**

The application has been publicised by way of 9 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

#### **3. MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. Design and appearance; and

## 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 design and appearance of the two-storey rear extension is considered acceptable. The design of the roof over the proposed extension complements the existing roof form, hold the same eaves height and create a subservient appearance. The proposed development would appear subordinate to the host dwelling and the overall form and design would respect the host dwelling and terrace. The proposed single storey side extension will span the width of the extended house and will incorporate flat roof detail with a set in from the side boundary with adjacent properties on Hale Gardens. Proposed extensions are considered to be acceptable as the external materials and its detailing match and compliment those of the existing property.

The property would retain sufficient outdoor space for the single-family dwelling and the garden size is similar to prevailing pattern of gardens in the locality.

The design and scale of the extensions would result in no material harm to visual amenity.

### 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.

The position of the proposed two-storey infill rear extension and its relationship with adjoining neighbouring properties means that there would no significant harm to the amenities of the adjoining properties.

No additional side facing windows have been added to the proposal ensuring there will be no increased overlooking or intrusion of privacy to any neighbouring properties.

Although the application sites lie south of the properties at Hale Gardens it is considered the distance which separate the properties is sufficient to avoid any significant impact to these neighbouring properties in terms of loss of light, privacy or overlooking.

The position of the single storey side is unobtrusive and set in from the rear boundary of property facing Hale Garden. The height of the of the single storey side extension would be a fraction above the fence line of the property at no.16 Hale Gardens. It is recognised that some of the extended wall would be visible from within the rear garden of the neighbouring property at 16 Hale Garden. Any loss of outlook is considered to be acceptable, and the proposal would not result in any significant loss of light or additional shading for the neighbouring property.

### Conclusion

The proposal is considered acceptable. The proposal would not adversely impact on the appearance of the dwelling, or the amenity of the neighbouring properties. In this instance the proposal is considered to satisfy the adopted Policies of the Development Management DPD.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

### **4. 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.

### **5. 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: 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.

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.