



Officer Report

Application Number:	HGY/2023/1770
Application Type:	Householder planning permission
Address:	Outbuilding to rear of 36 Devonshire Hill Lane, Tottenham, London, N17 7NG
Proposal:	Erection of single storey front extension to existing self-contained studio dwelling and associated internal reconfiguration, provision of cycle and bin storage, associated works to boundary fencing.
Case Officer:	Laina Levassor
Valid Date:	05/07/2023
Applicant:	Mr Xheladin Alla
Agent:	Mr Ibi Ekinah

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

Planning Cases (3)

HGY/2022/3082

Refuse - 9 November 2022

Certificate of Lawfulness for the existing use of the rear outbuilding as residential (C3 single family dwelling)

HGY/2022/4555

Refuse - 20 January 2023

Certificate of Lawfulness for the existing use of the rear outbuilding as a separate self-contained residential dwelling (C3 Use Class).

HGY/2023/0277

Approve - 22 March 2023

Certificate of Lawfulness for the existing use of outbuilding to the rear of No.36 as a self-contained residential unit

Enforcement Cases (1)

ENF/2023/0018

Close - 31 March 2023 - Change of Use Outbuilding.

CONSULTATIONS

None received

PROPOSED DEVELOPMENT

This application proposes the erection of single storey front extension to existing self-contained outbuilding and associated internal reconfiguration, provision of cycle and bin storage and associated works to perimeter.

Use of the outbuilding as a self-contained dwelling was confirmed by way of an LDC submission, approved 22 March 2023 (HGY/2023/0277).

The proposed extension would sit forward of the existing front elevation of the outbuilding, extending into the existing dedicated outdoor space to the rear of the curtilage of No.36. The extension would allow an increased internal footprint of around 8sqm, allowing for internal reconfiguration to improve upon the existing layout. The new layout would provide adequate storage expected of a dwelling as well as providing a more functional layout.

The proposed brick built extension features bi-folding doors which open onto the retained outdoor amenity space, side elevation windows to the south elevation and skylights set within the roof, converting the dwelling from a single aspect dwelling to a dual aspect dwelling which would be considered to enable more daylight, sunlight and ventilation as well as helping to address overheating, pollution mitigation and greater flexibility in the use of the space in future.

Access to the outbuilding remains unchanged, with gated access offered from the front of No.36 however, within the rear curtilage, the erection of a 1.7m high slatted privacy screen is proposed. This is considered an appropriate addition to separate No.36 and the dwelling which would not be visible from the street and does not detract from the overall appearance of the area.

Refuse and cycle storage are proposed to the front shared driveway of No.36 and are to be constructed in a timber slatted design, allowing 1 cycle space which is considered adequate for a dwelling of this size. It is considered that the proposed would comply with Policy DM35 which requires cycle storage to be of high quality design giving regard to the host building and location.

It is considered that the proposed extension and associated alterations would result in the provision of an improved living space and offer additional privacy to the site which is deserved by a dwelling.

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.

Conditions:

- 1 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.

- 2 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.

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.