



Officer Report

Application Number:	HGY/2023/1767
Application Type:	Householder planning permission
Address:	128 Craven Park Road, Tottenham, London, N15 6AB
Proposal:	Erection of a ground floor wrap-around extension, measuring 3.5m in length, maximum height of 3.65m, eaves height of 2.96m, and height at the boundary of 2.3m
Case Officer:	Zara Seelig
Valid Date:	04/07/2023
Applicant:	Mr Samul
Agent:	Mr - Stern

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Erection of a ground floor wrap-around extension, measuring 3.5m in length, maximum height of 3.65m, eaves height of 2.96m, and height at the boundary of 2.3m

Site and Surroundings

The application site is a two storey mid terrace dwelling situated on the Southern side of Craven Park Road. The site is not located within a conservation area, it is not a listed building and there are no TPO's on the site. The surrounding area is predominantly residential and located within the area defined as being within the House Extension in South Tottenham SPD (2013).

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows:

HGY/2023/1767 - Erection of a rear dormer - The proposal aligns with the GPDO – Current Application

HGY/2023/1766 - Erection of Type 3 Loft – Current Application

LOCAL REPRESENTATIONS

The application has been publicised by way of 5 neighbour consultation letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:

Supporting: None

Objecting: 1

The following local groups/societies made representations:

- None

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Overshadowing/loss of light.

The following issues raised are not material planning considerations:

- Noise from drilling etc

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

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building

lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

The proposal would be a subordinate addition, there are similar L shaped single storey extensions within the row. The proposal would compliment the application dwelling.

As such, 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.

The proposal measures 2.3 metres in height along the boundary line with no. 126 and would extend 4 metres further than the rear extension of no. 126 along this boundary line. The proposal measures 3 metres in height along the boundary with no. 130, however, would not extend any further than the furthest rear elevation of no. 130 along the shared boundary line with this property.

As such, 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.