



Officer Report

Application Number: HGY/2023/1491
Application Type: Householder planning permission
Address: Flat 6, Yeats Court, 4 Tynemouth Road, Tottenham, London, N15 4UE
Proposal: Retrospective application for 2x front double glazed windows, bathroom window and 2x rear windows and front and rear door.
Case Officer: Cameron Sturges
Valid Date: 19/07/2023
Applicant: Ms Alexandra Walsh
Agent:

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

The application site is located within a 3-storey detached block of flats situated at the junction of Copperfield Drive and Tynemouth Road. Flat 6 is a ground floor flat. The site is not located within a conservation area and does not fall within the curtilage of a listed building.

Description of Development

This is a retrospective planning application for the installation of 3x front double-glazed windows and door and 2x rear windows and door.

Relevant Planning and Enforcement History

The planning and enforcement history related to the application site is listed below:

1-15 Yeats Court, Tynemouth Road, London N15 4UE

HGY/2023/0903 - Replace all existing casement windows (timber and PVCu) with double-glazed PVCu casement units to match existing in style, profile and colour (white). Replace all existing doors (composite flat entrance doors, and timber doors) with steel framed Gerda flat entrance doors, and double-glazed PVCu doors to match existing style, profile and colour – GRANTED 08/06/2023.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring properties. No responses were received upon publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design & appearance

Design & 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 seeks retrospective approval for the installation of 3x front double-glazed windows and door and 2x rear windows and door to the rear elevation. Approval was recently granted for the replacement of windows and doors for the entire building at 1-15 Yeats Court. This application simply seeks retrospective approval for the installation of windows and doors which weren't initially granted for Flat 6.

Views of the front windows and door are visible from the street and as such have contributed to the uniformity of the character of the area by virtue of consistency with other properties. Views of the rear elevation are not visible from the street scene.

Furthermore, the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. There will be no impact on neighbouring amenity.

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.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding conservation area. Furthermore, the scheme complies with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and Policy SP11 of Haringey's Local Plan Strategic Policy 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. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT PERMISSION subject to conditions:

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.