



Officer Report

Application Number:	HGY/2023/1980
Application Type:	Householder planning permission
Address:	50 Tynemouth Road, Tottenham, London, N15 4AX
Proposal:	Single storey wrap a round extension
Case Officer:	Sabelle Adjagboni
Valid Date:	20/07/2023
Applicant:	Ms An Invitation to Love Jesus.
Agent:	Ms Par tavakoli

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 terrace house located on the western side of Tynemouth Road, near its intersection with Antill Road. It is not in a conservation area nor is it a listed building.

Although not a common feature on the road, a few properties in proximity to the site can be seen to have small rear extensions.

Relevant Planning and Enforcement History

There is no recent planning history in relation to the site.

LOCAL REPRESENTATIONS

The application has been publicised by way of 8 letters to neighbours. No representations were received.

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 2m at the rear and wraps around the side over the full depth. The wraparound extension features a hipped roof with an eave's height of approximately 2.43m on the boundary with No. 48 and about 2.5m on the boundary with No. 52 due to a small change in the ground level. The side infill is also pushed back from the boundary by approximately 0.15m. Given that the proposal is a single storey, coupled with the modest depth at the rear, the scale is considered proportional and subordinate to the host dwelling.

Some standard rooflights are proposed and a glazed door and single window are also included at the rear elevation of 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.

Although neither of the adjacent neighbours currently have a rear extension, the modest scale of the proposal and its sympathetic hipped roof design with an eaves height of 2.5m at its highest side mitigates the impact on their daylight and sense of enclosure. Moreover, the proposed door and window proposed at the rear are of a standard size and give view solely within the rear garden of the site. Additionally, no side windows are proposed. Therefore, the scheme would not have a negative impact on the privacy of the neighbours.

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.