



Officer Report

Application Number:	HGY/2023/1987
Application Type:	Full planning permission
Address:	173 Philip Lane, Tottenham, London, N15 4HQ
Proposal:	Single storey rear extension and change of use from Class E to Class C3 to create a 1-bedroom dwelling.
Case Officer:	Oskar Gregersen
Valid Date:	21/07/2023
Applicant:	Mr A Kyprianou
Agent:	Mr Alex Robertson

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

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
- 3) Materials to match existing

Informatives:

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

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of a 4m single storey rear extension to facilitate the change of use of the rear of a shop to a 51sqm 1b2p flat with rear garden access.

Site and Surroundings

The application site is the rear portion of a semi-detached building comprised of a disused shop with accommodation above. The site benefits from a large set back from the roadway and a sizable rear garden. The buildings on the south side of Philip Lane all benefit from matching triangular

gables and follow a similar pattern of fenestration. To the north the buildings are predominantly red brick with stucco detailing.

The site is located within Clyde Circus Conservation area however it is not locally listed.

Relevant Planning and Enforcement history

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

HGY/2023/1928 | Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA
Approve w/ Conditions

HGY/2023/0011 | Application to determine if prior approval is required for a proposed change of use from commercial, business and service use (Class E) to dwellinghouses (Class C3) comprising the conversion of the existing ground floor shop unit into residential use (Class C3) accommodation, comprising two 1-bedroom/1-person studio flats. Application under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.
Approve w/ Conditions

HGY/2022/0996 | Application to determine if prior approval is required for a proposed change of use from commercial, business and service use (Class E) to dwellinghouses (Class C3) comprising the conversion of part of the existing ground floor shop unit into residential use (Class C3) accommodation. Application under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.
Refuse

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- No responses

External:

- No responses

LOCAL REPRESENTATIONS

The application has been publicised by way of 39 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: 0

Objecting: 0

Supporting: 0

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:

- No responses

The following issues raised are not material planning considerations:

- No responses

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of a conservation area
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations;

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.

With respect to design, the proposed rear extension would be finished in materials similar to the existing, and would appear sub-ordinate to the host building. The extension would be 4m in depth, with an eaves height of 3.3m. Officers deem that the proposal would respect the appearance of the host building without appearing overly dominant and would be compliant with Local Plan (2017) Policy SP11 and DPD Policy DM1.

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The area surrounding the application site is unique in its character for a conservation area, in that there is a variety of architectural styles in the building with little cohesion. Given that this proposal

relates to an extension and change of use at the rear of the site, which is on the edge of the conservation area, Officers deem that the proposed changes would not be harmful to the character of Clyde Circus conservation area as it would not be visible from the roadway and is relatively minor in scale.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

With the proposed extension, the total floor space of the rear flat would be 51sqm. This would comply with Table 3.1 for a 1 bed 2 person flat. Further, Officers deem that the internal spaces would benefit from adequate access to light, and the internal layout appears functional. Overall Officers deem that the rear flat would provide an adequate standard of accommodation and the proposal is compliant with Policy.

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 proposed extension would extend 4m from the rear of the existing building, and would be 3.3m tall along the boundary with 175 Philip Lane, which has had a sizeable extension. The buildings in this area all benefit from long gardens, and as such Officers deem that the additional 4m in depth would not pose any negative impact on the occupants of 175 Philip Lane.

Overall, the proposal would comply with London Plan Policy D6 and DPD Policy DM1 as it would not create a sense of enclosure or negatively impact access to light of neighbouring properties and can be approved.

Transport considerations

Haringey Local Plan policy DM31 states that to promote sustainable growth in Haringey and reduce the impact of car parking, new development must reduce the impact of car parking in any development located in areas of good public transport accessibility. This approach is supported by Policy T6 of the London Plan which requires car-free development to be the starting point for all development proposals that are well-connected by public transport.

The site is considered sufficiently accessible by non-car modes of travel and there are no significant barriers to walking and cycling. However, there is extensive pedestrian and cycle

infrastructure in the vicinity of the site. The site is located within a local shopping parade, with good access to services, shops, and public transport links.

There is little opportunity for on street parking within the vicinity of the site. Given its modest size and the difficulty occupiers would have in finding a convenient on street parking space the proposal is anticipated to be car free and therefore would not generate any materially harmful overspill parking.

The proposed change of use does not give rise to a material increase or change in current likely traffic volumes in the vicinity and there would be no such increase in traffic due to the proposed change of use. The proposed access to the site will not be changed. In light of the above, it is considered that there will be no negative impact from the development highway conditions or on parking capacity in the area and that safe access into the site for future occupiers and visitors will be provided. The proposal is therefore considered acceptable on transport and highways grounds.

Conclusion

The proposal is considered acceptable as the proposed extension would appear sub-ordinate to the host building, whilst also providing additional floor space allowing for the proposed flat to meet the internal space requirements as set out in the London Plan (2021).

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused 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 the following 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.

- 4 Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of two cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 5 No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

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.