



Officer Report

Application Number:	HGY/2023/2190
Application Type:	Full planning permission
Address:	Flats A & B, 5 Pembury Road, Tottenham, London, N17 6SR
Proposal:	Replacement of front and rear elevation windows to both flats with new double glazed white Upvc top hung casement style windows and the replacement of the ground floor flats rear garden door with new upvc door.
Case Officer:	Zara Seelig
Valid Date:	11/08/2023
Applicant:	Mr Emeka Uzodibia
Agent:	Mr Iain Newsome

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

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Replacement of front and rear elevation windows to 2 No. self-contained flats with double glazed white coloured Upvc of top hung over top hung casement styles.
Replacement of rear garden door with upvc.
All replacements to match existing sizes.

Site and Surroundings

The application site is a mid terrace dwelling previously converted to 2 self contained flats located on the Southern side of Pembury 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.

Relevant Planning and Enforcement History

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

OLD/1984/1278 – Conversion to form 2 self-contained flats – Granted permission (with conditions).

LOCAL REPRESENTATIONS

The application has been publicised by way of 10 consultation letters sent to neighbouring properties. 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:

Objecting: none

Supporting: none

The following local groups/societies made representations:

- None

The following Councillor(s) 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:

- N/A

The following issues raised are not material planning considerations:

- N/A

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
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 proposed windows are similar in appearance and materials to those they will replace and therefore are considered acceptable in terms of design.

Impact on neighbouring amenity

London Plan Policy D4 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.

Due to the nature of the development, the replacement windows would cause no more of an adverse impact on neighbouring properties than the existing situation. The proposal is therefore acceptable in terms of neighbouring amenity.

Conclusion

The proposal is considered acceptable and complies with relevant planning policy. 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

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.