

Officer Report

Application Number:	HGY/2023/2115
Application Type:	Householder planning permission
Address:	36 Awlfield Avenue, Tottenham, London, N17 7DB
Proposal:	Erection of a single storey rear infill extension with flat roof including the insertion of 2 rooflights
Case Officer:	Sabelle Adjagboni
Valid Date:	03/08/2023
Applicant:	Mrs R Maguire
Agent:	Mr Robert Meynell

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the infill of a single storey rear extension with a flat including the insertion of two roof lights.

Site and Surroundings

The application site is a terraced house located around towards the northern end of Awlfield Avenue. It is in the Tower Gardens conservation area but is not it a listed building.

Almost all the houses on the terrace including the immediate neighbours, have a small rear extension over the full width of the main house or like the application site a smaller outrigger.

Relevant Planning and Enforcement history

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

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 8 letters. No representations were received.

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 the conservation area
3. 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 extension is to infill the gap between the existing outrigger and the boundary thus giving the rear extension a flush finish. The proposed infill would be of the same depth as the existing outrigger, about 2.64m. It would replace the existing steep pitched roof with a flat roof of a height of about 3m given the rear elevation a more cohesive appearance. Although the new height is higher than the council would normally support, when considering that it is a single storey, coupled with the modest depth and looking at the pattern of development in the area, including the immediate neighbours, the proposal is considered in keeping with the character of the area. Additionally, the proposed materials match with the existing where applicable. The proposed rooflights also meet the standard required and are therefore acceptable.

As such, in design terms, the proposal is considered in line with the above policies.

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 considered. 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 property currently benefits from a small outrigger about half the width of the main house and the remaining gap has been fitted out with a pergola in a material that does not match the rest of the property. The proposed extension will create a cohesive appearance to the rear elevation thus improving the uniformity of the property and enhancing the character of the area. Nonetheless, the proposal would not be highly visible from the streetscape, and therefore would have no detrimental impact on the appearance of the conservation area.

As such, in terms of heritage, 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 is of the same depth as the existing outrigger. Given that both immediate neighbours have rear outriggers of similar depth, the impact on the sense of enclosure and daylight of the neighbours would be negligible.

The new bifold doors proposed on the rear elevation would be in the same emplacement as the existing windows and although they would be slightly bigger in size, they will still look onto the property's rear garden. Therefore, it is considered that no additional outlook on the neighbouring properties is created.

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

Registered No. HGY/2023/2115

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.