



Officer Report

Application Number: HGY/2023/2423
Application Type: Householder planning permission
Address: 87 Gladesmore Road, Tottenham, London, N15 6TL
Proposal: Erection of a single storey wraparound rear extension with 1no. roof lantern. (AMENDED DESCRIPTION)
Case Officer: Daniel Boama
Valid Date: 08/09/2023
Applicant: A M Visel
Agent: Mr A Friedrich

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of a single storey wraparound rear extension with 1no. sukkah roof.

A recent application was granted permission under HGY/2023/1431, which was for the amalgamation of 2no. flats into 1no. dwellinghouse, and the erection of type 3 roof extension, as detailed in the South Tottenham SPD, but it is assumed as not implemented.

Site and Surroundings

The site is a mid-terraced property located on Gladesmore Road. The site is not located within a conservation area and does not fall within the curtilage of a listed building. Gladesmore Road is within the defined area outlined in LB Haringey's 'House Extensions in South Tottenham' SPD (2013).

Relevant Planning and Enforcement history

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

HGY/2023/2310 | REF 21/09/2023 Certificate of lawfulness of proposed use for a dormer extension above the rear outrigger.

HGY/2023/1431 | GTD 25/07/2023 Conversion of property from 2 x self contained flats to 1 x family dwellinghouse and erection of type 3 Loft Extension. (AMENDED DESCRIPTION)

HGY/2007/2108 REF 10/12/2007 Erection of front and rear dormer windows.

OLD/1984/0447 GTD 11/9/1984 12/7/84 Conversion of existing flats into self-contained flats.

Consultation response

No responses.

LOCAL REPRESENTATIONS

The application has been publicised by way of 14 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

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 original drawings comprised 2no. rooflights in addition to 1no. roof lantern (sukkah roof), on a flat roof. It is understood that a sukkah is referred to in the proposed development for religious purposes use and is essentially a lantern style skylight.

Following discussions, revised drawings were received showing that part of the flat roof would be sloped down to a height of 2.3m along the boundary with no.89 instead of 3m, for reasons stated in the next section, and the 2no. rooflights have been removed. The design of the proposal is subservient to the host dwelling and is considered acceptable. The materials are proposed to match the existing, and so are considered acceptable.

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 original drawings proposed a flat roof of 3m in height, with a depth of 9.34m along the boundary with neighbouring property no.89. It was considered this would result in an overbearing impact on this neighbouring property resulting in a sense of enclosure. Following discussions, the proposed height along the boundary line with no.89 was reduced to a height of 2.3m. The proposal remains 3m in height along the boundary line with no.85, although as it extends 3m further than the rear elevation of the joint outrigger, it is not considered to adversely impact the amenities of no.85. It is not considered the proposal would adversely impact neighbouring amenity by way of overbearingness, loss of natural light, or loss of privacy, and is therefore considered acceptable.

Conclusion

The proposal is considered acceptable in terms of design and appearance and its impact on neighbouring amenity.

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.

- 3 No part of any structure hereby granted shall be used as a roof terrace or balcony.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

Informatives:

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.

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.

