



Officer Report

Application Number:	HGY/2023/2107
Application Type:	Householder planning permission
Address:	8 Jansons Road, Tottenham, London, N15 4JU
Proposal:	Demolition of existing single storey outrigger and erection of side/rear extensions, with 4 rooflights and a new bathroom window on the first floor. The proposal also includes the retention of the existing outrigger.
Case Officer:	Sarah Madondo
Valid Date:	17/08/2023
Applicant:	Stephenson
Agent:	O'Keeffe

RECOMMENDATION

Approve with Conditions

Proposed Development

Demolition of existing single storey outrigger and erection of side/rear extensions, with 4 rooflights and a new bathroom window on the first floor including the retention of the existing chimney.

Site & Surroundings

The subject site is a two storey mid-terrace property on Jansons Road. Most of the dwellings have retained the original semi-detached single storey pitched outriggers. The site is located within Clyde Circus conservation area but does not fall within the curtilage of a listed building.

There is no previous planning history of the site

Design, character and appearance of the conservation area

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.

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.

Permission is sought for the demolition of existing single storey outrigger and erection of side/rear extensions to provide a bigger kitchen. The proposed outrigger would be replaced with matching materials and include double sliding glazed doors to the rear. The proposal includes the erection of side infill extension that will infill the gap between no. 8 & 9. The extension would have a flat roof with a height of 2.4 metres and would not proceed beyond the existing outrigger. Conservation officers would ideally prefer the alterations to reflect the original form of the building and condition on materials is recommended. Officers acknowledge the conservation comments, however, it is considered that many properties on this terrace have been altered in this manner particularly 1-6 and no. 7, approved recently under reference (HGY/2022/0200). The main consideration is no. 8 would not be visible from any public vantage point and also more importantly the new outrigger, in this case would have a pitched roof/retained existing chimney, therefore the local character and visual amenity of the conservation area will be protected. In addition, it is considered that the proposal would cause minor harm to the significance of the Conservation Area, therefore the proposal is supported and a condition would be attached for materials to match the existing building.

The proposal includes the installation of roof lights that would lie flush to extension and the formation of window at first floor would be acceptable.

Impact on neighbouring amenity

Given that the infill would be flat roofed and the height would not be higher than the existing fence, it is considered that no. 9 would not be significantly impacted. In relation to no. 7, outrigger would not proceed the existing outrigger therefore this property would not be impacted. Overall, the height and depth of the extensions would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms

Conclusion

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF. The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve the character and appearance of the conservation area. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

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.