



Officer Report

Application Number: HGY/2023/2342
Application Type: Full planning permission
Address: Flat 1, 40 Hermitage Road, Tottenham, London, N4 1LY
Proposal: Creation of a single-storey ground floor wraparound extension with bi-folding doors and 3x new skylights
Case Officer: Nathan Keyte
Valid Date: 30/08/2023
Applicant: Carole Lenox
Agent: Miss Mackenzie Petcher

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 40 Hermitage Road is a 2 storey mid-terraced with two storey rear return and shallow single storey rear extension. The property is subdivided into two flats. The application relates to the ground floor flat. The building is not listed nor is it within a conservation area.

A visit was conducted to the site 26.10.23.

PROPOSED DEVELOPMENT

The applicant is proposing a single-storey ground floor wraparound extension with bi-folding doors on the rear elevation and 3 skylights.

The single storey extension will project 1.9m beyond the 2 storey rear return of the host building, being similar to the footprint of the existing single storey rear extension and aligning with the adjoining footprint at no. 38 Hermitage Road. The single storey extension will be full width, approximately 5.30m. The infill component of the proposal will extend 8.0m along the shared boundary with no. 42 Hermitage Road at a height of 2.50m, and provides a courtyard of 2.20m in depth from the principal rear elevation. The proposed height of the extension along the shared boundary with no. 38 Hermitage Road is approximately 2.80m from existing ground level, being similar in height to the existing single storey rear extension/ party wall.

Site History

All existing planning applications have been considered for this application:

<u>HGY/1998/1390</u>	Installation of velux windows to front and rear roof to facilitate a loft conversion.	40 Hermitage Road London N4 1LY London	Approve with Conditions	03/11/1998
<u>OLD/1987/1205</u>	4/3/87 Conversion of 1st & other floors into 2 self-	40 Hermitage Road London	Refuse	08/7/1987

contained flats, and the installation of a velux window on the roof to form a habitable room.

N4 1LY London

OLD/1986/0504

25/6/86 Conversion into 2 self-contained flats.

40 Hermitage Road London N4 1LY London

Approve with Conditions

04/9/1986

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. No representations have been received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity
3. Drainage

Design and Appearance Comments:

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 D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposal is subservient addition with brickwork to match the existing dwelling and a simple design. Infill and modern rear extensions are not prevalent within the host terrace, however there are examples within Vale Road (e.g. no. 27 granted HGY/2018/2327) of similar design. The proposal is a single storey rear extension, and as such will not be visible from the public street. The single storey extension has also been reduced in length to be in line with the existing rear extension on the site, and will maintain the rear building line in the terrace as shown on the proposed Site Plan.

The site is not located within a conservation area nor is it a listed building. It is considered that the extension will be of a sympathetic and proportionate extension to the host building and will remain subordinate to the host building.

Amenity Comments

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.

No side windows are proposed on the single storey extension. With regard to the property at no. 38, the submitted plans indicate that the extension along the western boundary will not subtend a line drawn at 45 degrees on plan view with the adjoining property's glazing. Considering this, the height of the extension being single storey and 2.8m along the boundary, the existing raised party wall between the two properties and the proposed development not projecting beyond the rear extension of no. 38, impacts upon neighbouring amenity will be acceptable.

With regard to the property at no. 42, the proposal will result in the introduction of single storey built form of 8.0m in length along the shared boundary. There is a slight step down in topography noted compared to the host site. The application as originally submitted had proposed the length to be 9.0m, however was reduced following correspondence with Council Officers. With regard to impacts upon sunlight and daylight, the proposed 2.2m courtyard and 2.5m height of the extension at the boundary will avoid significant impacts upon existing light levels. The existing light levels between the buildings is of reduced quality, due to the present of two storey rear returns.

With regard to sense of enclosure and outlook, impacts of the development are also mitigated by the introduction of a 2.20m courtyard at the principal rear elevation that breaks up the bulk of the built form, and the height along the shared boundary being 2.5m combined with the depth of the alley retained at no. 42 being approximately 1.8m that.

Considering the points above, and the reduction in length of the extension from what was originally proposed, impacts upon neighbouring amenity will not be so significant as to warrant refusal of the application.

Accordingly the impact of the infill extension would have on the neighbouring addresses when considering sense of enclosure, daylight, privacy/overlooking will be acceptable.

Drainage Comments

The site is noted as being within a Critical Drainage Area. Considering the small scale of the extension, and that the area to be developed is largely paved, impacts with regard to drainage as a result of the proposed development is considered to be acceptable.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, 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:

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: 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.