



Officer Report

Application Number:

HGY/2023/2795

Application Type:

Householder planning permission

Address:

29 Bedford Road, Tottenham, London,
N15 4HA

Proposal:

The proposed alterations that constitute this application are:

1. Demolition of existing garage and lean-to side extension, construction of a part single storey, part two storey side extension.
2. Alterations to the existing side return extension with single storey side return extension, with glazed roof.
3. New dormer to rear roof pitch and skylight to the front pitch.
4. Replacement of single glazed timber windows with double glazed timber units on the front and rear elevations, finished in white to match the existing windows.

Case Officer:

Kwaku Bossman-Gyamera

Valid Date:

17/10/2023

Applicant:

Mr Gluck

Agent:

Ms Pereen d'Avoine

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The proposed alterations that constitute this application are:

- (a) Demolition of existing garage and lean-to side extension, construction of a part single storey, part two storey side extension.
- (b) Alterations to the existing side return extension with single storey side return extension, with glazed roof.

- (c) New dormer to rear roof pitch and skylight to the front pitch.
- (d) Replacement of single glazed timber windows with double glazed timber units on the front and rear elevations, finished in white to match the existing windows.

The scheme has been amended from that submitted.

Site and Surroundings

The subject site relates to a two storey mid-terrace property located on Bedford Road. The site is located within Clyde Circus Conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

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

- HGY/2019/1392 – Granted 02/08/2019 - Erection of ground floor extension.

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

2. CONSULTATION RESPONSE

2.1 The responses below were received following consultation on the application:

- 1) LBH Conservation Officer: no comment

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 12 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:5

Objecting: 5

Supporting: 0

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:

- Objections on the grounds that the submitted drawings are inaccuracies and as such the plans do not provide near sufficient details to consider. Additionally, the double-glazed door to the front is not in keeping with conservation area.

- **Duplicate Plans from Another Property:** The plans submitted for number 29 bear a striking resemblance to those approved for number 25 Bedford Road. The cover page erroneously details the address as "25 Bedford Road," which casts doubt on the authenticity and specific intent of the plans for number 29.
- **Misrepresentation of Design Work:** The architect from 'Russian For Fish' has admitted to submitting these plans as a favour for the owner/developer of number 29. These plans are a modified version of the original design for number 25, created by a different architect, which raises concerns about the legitimacy of the design process for number 29.
- **Invasion of Privacy and Loss of Light:** The proposed dormer window in the roof design will overlook our glass-ceilinged conservatory/dining room and bedroom windows, leading to a loss of privacy and natural light.
- **Contravention of Conservation Area Regulations and Street Character:** The proposed replacement of traditional garage doors with glass French doors at number 29 directly contravenes the guidelines set out in the Haringey Council's Conservation Area No. 19, Clyde Circus Conservation Area Character Appraisal. Such alterations would disrupt the visual harmony and historical integrity of the conservation area. The absence of such features on other properties along Bedford Road emphasizes the inappropriateness of the proposed development, which, if permitted, could undermine the conservation policies for the borough.
- **The Velux window on the front roof is unsightly and atypical to other houses on the street and has not been permitted previously as it is a conservation area.**

Comments on representations

- Objectors' comments are noted. The submitted plans have been considered acceptable – they are in metric scale and can be interpreted. The submitted plans have been reviewed and checked on-site inspection and as such are considered accurate.
- The proposed dormer window is very modest in size and would not detract from similar rear dormer within the vicinity of the site and surrounding street. Given the existing degrees of mutual overlooking from first floor windows and the degree of additional overlooking created by the dormer glazing is not significant and certainly not s degree to refuse consent.

- A condition of approval has been imposed to ensure that the proposed rooflight is conservation style and flush with the roof to enhance the character and appearance of the conservation area.

4 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are set out below:

Design and Impact on the 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.

The design and appearance of the extensions are considered acceptable, as disused in more detail below. The design of the roof of the extension complements the host property and adjoining neighbouring properties roof form. The rear extension would not be visible from the street. The proposal development would appear subordinate to the host dwelling and the overall form and design would respect the host dwelling and terrace. The external materials of the proposal would be sympathetic with the built form and the appearance of the existing properties.

Single storey rear extension

The rear extension is of modest depth and replaces existing conservatory extension with something of the same depth.

Single storey side infill extension

The proposed single storey side infill extension replaces an existing lean-to extension and completely infill side behind the garage on the common boundary with No. 27 Bedford Road. Given the design of the roof and subject to the eave's height being limited to 2.3m and owing to existing side extension at No.27 as such the extension will not adversely affect amenity.

Part first floor side extension

The design and appearance of the double side infill extension is considered acceptable. The design of the roof of the extension complements the host property and adjoining neighbouring properties roof form. It would not be significantly visible from the street scene. The proposal development would appear subordinate to the host dwelling and the overall form and design would respect the host dwelling and terrace.

Given the position of the extension and its relationship to the attached property with solid flank wall would not cause material harm to residents living condition in respect of loss of light or outlook or the street scene. The proposed front double side infill extension is set considerably back from the front building of the host property and so there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Rear dormer window

Modest rear dormer window is generally acceptable in conservation area. Given the presence of existing rear dormers to most of the adjoining neighbours, it is considered the proposed dormer would not appear incongruous to the street scene, given the context of the site with varying size and design of rear dormers. The proposed rear dormer would take up only a small proportion of the rear slope within which it would be set the ridge and eaves and would not dominate the existing roof profile. In its design and scale, it would be very similar to the existing dormers on Bedford Road and other houses in the immediate vicinity.

The proposed roof lights are modest in size and would not detract from the appearance of conservation area. A condition would be imposed to ensure that they are of conservation style roof and flush with the roof.

Replacement windows

The proposed double glazed timber sash windows to match existing style, frame colour and fenestration are of a good quality and design that is sensitive to the historical character of the area. The proposal that is a very close replication of the existing single timber windows. The thickness of the transoms, mullions and frames have been adapted to match or resemble a similar thickness to the existing.

The replacement timber material with the appropriate design would be acceptable as it would provide consistency to the street scene and protected the character and appearance of the conservation area.

Garage Door replacement

Following Officers concerns the proposed door to the garage has been amended to a window which addresses officers concerns. The design of the window is of

appropriate size. The window proposed would reflect the fenestration on upper floor level.

The extensions and alterations are considered acceptable in design and heritage terms, having minimal impact on the character and appearance of the conservation area, as such leaving it preserved. In reaching this decision considerable importance and weight has been given to preserving the character and appearance of the conservation area, in line with the statutory test.

Impact on the amenity of adjoining occupiers

London Plan 2021 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.

Development Management DPD 2017 Policy DM1 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.

In terms of the infill extension given the design of the roof and subject to the eave's height being limited to 2.3m and owing to existing side extension at No.27 as such the extension will not adversely affect amenity.

The extension here will not adversely affect the amenity of neighbouring occupiers. Mindful of existing extension and orientation in question, with the backs of such properties facing due south impact on conditions of light are not considered to be significant.

Given the existing degrees of mutual overlooking from first floor windows and the degree of additional overlooking created by the dormer glazing is not significant and certainly not s degree to refuse consent.

As such, the proposed extension would not have any adverse impact against the amenity currently enjoyed by occupiers of the neighbouring properties and therefore is considered to be compliant with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable in terms of design, heritage and neighbouring amenity and complies with relevant planning policies and guidance. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. 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.

8. 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 brick 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.

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Notwithstanding the drawings and information submitted with the application, the proposed roof lights shall be "conservation" style rooflights fitted flush with the roof tiles.

Reason: To preserve the special architectural and historic character of the building, which the specified features contribute to and to comply with Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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.