

Officer Report

Application Number:	HGY/2023/2443
Application Type:	Full planning permission
Address:	7 & 8 Craven Park Court, Craven Park Road, Tottenham, London, N15 6AA
Proposal:	Erection of two rear ground floor infill extensions. First-floor front pitched roof extensions, partial hip-to-gable extensions and two front window dormers at first-floor level. Installation of solar panels.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	25/10/2023
Applicant:	Mrs H Sacks
Agent:	Mr - Stern

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The proposed development comprises of the followings:

- (a) proposed single storey rear infill extension to both properties including reconfiguration of internal spaces.
- (b) Alterations to the roof profile including partial hip to gable extension and insertion of 2 x front dormer windows.
- (c) Installation of solar panels to the roof.

Site and Surroundings

1.2 The application site is located within the House Extensions South Tottenham SPD and comprises of 7 and 8 Craven Park Road, single storey semi-detached bungalow with a front single storey front extension flank to the sides constructed as a later extension to the pair of semis. The application site is situated behind No.19 Craven Park Road. Surrounding area is residential in character.

1.3 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

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

2. LOCAL REPRESENTATIONS

The application has been publicised by way 28 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

3 MATERIAL PLANNING CONSIDERATIONS

3.1 The main planning considerations raised by the proposed development are:

1. Design and appearance.
2. Standard and quality of residential accommodation.
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.

Roof profile alteration and front dormers

It is noted that the site is located to backland of rear of other properties and as such visible from neighbouring rear gardens. However, the proposed hip to gable roof profile extension would not appear overly dominant and would continue the style of host property with slight increase in mass. Within the immediate area there are a number of properties comprising of gable roof designs. The proposed new roof would not detract from the character and appearance of the locality. The front dormers would appear subordinate and proportionate in scale when viewed against the scale of the main dwelling and it would be set in from the side elevation wall, down from the ridge and up from the eaves of the roof.

Modest number of roof lights to the proposed roof slopes are considered acceptable and would not detract from the character and appearance of the locality.

Overall, the proposed development would have an acceptable impact upon the character and appearance of the host property and the surrounding area.

Single storey rear infill extension

The extension is of an acceptable design and appearance. It is considered that the proposal would be well designed to complement the character and appearance of the existing property. The form and design would respect the host dwelling.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

Proposal would provide 1 x 3 bedroom and 1 x 2-bedroom dwellings. The resulting dwellings meet the minimum standards and provides satisfactory floor Space, resulting in residential accommodation of adequate quality with a functional layout as well as provision of dual aspect.

The bedrooms and living space to the new houses are well above the minimum room sizes requirements stipulated within the London Plan Policies. Proposal would result in provision of adequate private outdoor amenity space which meets the minimum required standards stipulated within the London Plan Policy. However, it is regrettable that the rear outdoor space for the larger family unit is provided with such a small garden space.

Overall, scheme would result in good standard residential accommodation with dual aspect, adequate floor to ceiling height, outlook from habitable rooms, natural ventilation, privacy, and light levels. This would be in line with aims and objective of the NPPF, Policy 3.5 of the London Plan; Policies SP2 and SP11 of the adopted London Plan.

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.

Given that the property is located to rear and its proximity to adjoining neighbouring boundaries, the design of the roof has been hipped away from the common boundaries. The building is also a sufficient distance away from the neighbouring residential units surrounding the site.

Given the existing degrees of mutual overlooking from first floor windows and the degree of additional overlooking created by the front dormer glazing is not significant and certainly not a degree to refuse consent. Roof lights at roof level to the rear and side would not result in unacceptable levels of overlooking and loss of privacy over and above existing windows.

Rear extension of modest depth and does not project beyond the rear most of the host building. Given the separation distance between the proposed extension and its relationship with this adjacent detached neighbour there would be no significant loss of light there. The relationship with adjoining detached properties would also ensure that the proposal does not prejudice the amenities and outlook of occupiers of the neighbouring properties. The proposal is acceptable in

amenity terms. The proposed extension strikes the right balance between proposal and amenities of the adjoining occupiers living conditions.

Solar panels

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

The solar panels would be flushed with the roof and installed on the north and south-facing roof slope. Although it would be a fairly large installation, the panels would be only partially visible to wider surrounding gardens area, not visible from street level.

The application property is in an isolated position and the only neighbour is a significant distance away. The application scheme would bring about benefits by providing a sustainable form of energy. It would respect the character and appearance of the area. It is also worth noting that solar PV panels could be installed on this building under permitted development rights as it is within the residential curtilage.

4 Conclusion

The proposal is considered acceptable not acceptable and would not detract from the character of the locality and as such would have minimal impact on the adjoining occupier living conditions. The proposed roof extensions would have an acceptable impact upon the character and appearance of the area and upon the residential amenity if neighbouring occupiers.

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.

5. 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.

6. 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: 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: 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.