



Officer Report

Application Number:	HGY/2023/1527
Application Type:	Householder planning permission
Address:	3 Handsworth Road, Tottenham, London, N17 6DB
Proposal:	Erection of single storey rear side infill extensions and L-shape loft conversion with rear dormers and new velux windows.
Case Officer:	Sabelle Adjagboni
Valid Date:	12/06/2023
Applicant:	3
Agent:	Haskell Properties Ltd Fiona Bonney-James

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for the erection of a single storey rear side infill extension and an L-shaped loft conversion with rear dormers and new Velux windows.

Site and Surroundings

The application site is a two-storey terraced house located on the southern end of Handsworth Road near its intersection with Philip Lane. It is not in a conservation area nor is it a listed building.

Many houses on the street can be seen to have rear/side extensions including No. 5, the direct neighbour of the application site.

Although not a common feature on the terrace, an L-shaped dormer can be seen in close proximity to the site and also in the wider nearby area.

Relevant Planning and Enforcement history

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

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 12 letters to neighbours. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance, &
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.

Side infill

The proposed side infill is approximately 5m deep along the boundary with No. 5 and ends at the same level as the existing rear elevation. It features a pitched roof with an eaves height of 2.7m. Given that the extension is a single storey, the scale of the proposal is considered to be subordinate to the host dwelling and in keeping with the pattern of development of the area. The proposed rooflights meet the standard requirement and are therefore considered acceptable. Additionally, the proposed materials will match the existing finishings where applicable.

L-shaped rear dormer

The proposed rear dormer is the full width of the existing house, approximately 5m and is about 3.6m deep with a height of approximately 2.5m. In terms of the outrigger, it extends about halfway into the existing roof with a depth of about 2.6m; and a height of 2.4m. This is considered subordinate to the host dwelling and is also in keeping with the pattern of development in the area.

The overall height of the proposal is below the height of the existing roof. The rooflights proposed on the front roof slope meet the general standard acceptable. Additionally, the proposed materials match with the existing where applicable.

As such, in terms of design the proposal is considered in line with the above policies.

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.

Side infill

On the boundary with No. 5, with the change in ground level, the proposed eaves height would actually be about 2.5m above the neighbour's ground level. Given that these neighbours also have a side infill on the boundary, the impact on their daylight or sense of enclosure would be minimal.

No changes are proposed on the boundary with No. 1. Hence, it is considered that the proposal would not create an additional impact on their daylight and sense of enclosure.

L-shaped dormer

The proposed windows on the rear elevation of the roof extension will face into the garden of the application site, with visibility from such windows in part restricted by the outrigger. There would be no significant increase in the extent of overlooking over and above the existent situation.

Overall, the proposal will have no material impact on amenity, in terms of privacy, conditions of daylight and sunlight, and outlook. As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable in respect of the character and appearance of this immediate area and would not result in material harm to the residential amenity of neighbouring occupiers.

All other relevant policies and considerations, including equalities, 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

Registered No. HGY/2023/1527

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.

Informatives:

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: 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.

