



Officer Report

Application Number:	HGY/2023/2193
Application Type:	Householder planning permission
Address:	27 Wycombe Road, Tottenham, London, N17 9XN
Proposal:	Erection of single rear and side return extension, including new porch replacement with a second storey extension at the side to relocate the staircase to the first floor.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	14/08/2023
Applicant:	Miss Maria Newman
Agent:	Miss Janeth Bedoya

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a single rear and side return extension, including new porch replacement with a second storey extension at the side to relocate the staircase to the first floor.

Site and Surroundings

The application site is a two-storey end of terrace property situated on the western side of the Wycombe Road. The property has single storey rear extension and modest side extension which serves as the entrance to the property. Surrounding area is wholly residential in character. The property is not located within a conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

There is no planning history in relation to the site.

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 10 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

The main planning considerations raised by the proposed development are:

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

Background

Following officers' advice, the first part first floor element of the double storey side infill extension has been amended to achieve a set back of 1m from the front elevation.

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.

Single rear and side return extension

The design and appearance of the extension is considered acceptable and would not detract from the character of the immediate area. The extension would be subservient to the host properties in terms of its size and roof form. The external materials of the proposal would be sympathetic with the built form and the appearance of the existing properties.

The proposed ground rear and side return extension would not appear overly bulky or out of scale in relation to the site context and its surroundings. The design would be in keeping with similar second floor rear extension approved within the same street and as such would not detract from the character of the locality.

Double side infill extension

The design and appearance of the front double side infill extension is considered acceptable. Design of the roof of the extension complements the host property and adjoining neighbouring properties roof form. Proposal achieves sufficient setback from the front elevation and would not be significantly readily 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.

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.

The position of the front double storey side infill and its depth will ensure there is no adverse impact on the amenity of adjoining neighbour. 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.

The rear ground floor extension of modest size replaces the existing ground floor rear extension with greater depth and width on the boundaries with the adjoining properties. The presence of the existing rear extension at no. 25 Wycombe Road and northerly orientation of the extension ensures that there will be significant harm to the amenities of this adjoining occupiers in terms of outlook and loss of light.

Conclusion

The proposal is considered acceptable with regards to its design and appearance and would not have any significant harm to the amenities of the adjoining occupiers, nor the character and appearance of the 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. The details of the decision are set out in the RECOMMENDATION.

4. 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.

5. 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: 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.

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.