



Officer Report

Application Number:	HGY/2023/2752
Application Type:	Householder planning permission
Address:	11-13 Riverside Road, Tottenham, London, N15 6DA
Proposal:	Erection of ground floor rear extensions at No.13 and a Joint first-floor rear extension at No's 11 and 13.
Case Officer:	Mercy Oruwari
Valid Date:	12/10/2023
Applicant:	Mr Arthur Zonszajn
Agent:	Shulem Posen

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The sites are mid-terraced properties located on Riverside Road. The sites are not located within any conservation area and does not fall within the curtilage of a listed building. Riverside Road is within the defined area outlined in LB Haringey's 'House Extensions in South Tottenham' SPD (2013).

2. THE PROPOSAL

The proposed is for the erection of ground floor rear extensions at No.13 and a Joint first-floor rear extension at No's 11 and 13.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No 11

- HGY/2020/2652 - Erection of rear dormer, installation of 2 front rooflights. Granted
- HGY/2004/1890 - Creation of front and rear dormer windows with rooflights to front and rear elevations. Granted
- OLD/1980/1261 - 14/8/80 Erection of rear extension. Granted
- OLD/1980/1260 - 22/4/80 Demolition of existing conservatory and rebuilding of slightly enlarged and given to existing planning room. Refused
- OLD/1980/1259 - 11/1/80 Demolish existing conservatory and rebuild as an extension of existing mining room to provide enlarged play area for children. Also enlarge existing dining room. Refused
- OLD/1979/1154 - 3/8/78 Erection of two storey side extension. Granted

No 13

- HGY/2023/0205 - Erection of a Type 3 roof extension. Granted
- HGY/2022/4269 - Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m. Not required

No 11-15

- HGY/2023/1433 - Erection of ground floor rear extensions at No's 13 and 15 and a Joint first-floor rear extension at No's 11, 13 and 15. Refused

4. CONSULTATION RESPONSES

Internal & External Consultees

No internal or external consultees were sought on this planning application.

Local amenity groups

No local groups/societies made representations.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & appearance:

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

Paragraph 3.42 of the Council's House Extensions in South Tottenham Supplementary Planning Document (SPD), states that two storey rear extensions are generally discouraged by the council, particularly for preservation of daylight, sunlight and from overlooking to neighbours. This is a resubmission of the refused application HGY/2023/1433. The proposal for the refused application included 3x joint first floor extensions. Both Nos 11 and 15 would have been half width whilst No 13 would have been full width. All 3 would have had a joint pitched roof. The proposed extensions at Nos 11 and 15 were to be set back generously from the western/eastern elevations. Taken on their own the widths for these two properties were considered to be modest in the context of the host dwellings. However, neither would have had any separation from the proposed full width extension at No 13. When combining all three extensions it was considered that it was not acceptable as it created a visual effect of one large element of a projecting-built form on the first floor level of these properties. The overall scale, bulk and design as a result of building these extensions on the first floor level would not have been acceptable as it would not appear as subordinate to the properties.

The revised proposal omits the full width middle extension and only includes 2x joint half width extensions for Nos 11 and 13. The proposal as submitted has been further altered. The width has been reduced to be no more than half the width of the smallest property (No 13). Both have been reduced to approximately 3.2m. The depth has also been reduced slightly from 2.7m to 2.5m. With the extensions being only half width of the buildings, both are generously set back from the neighbouring properties on the western/eastern elevations. The height of the pitched roof has been retained. The proposed extensions would be modest in bulk and scale and subordinate to the main dwellings.

The proposal also includes the enlargement of the existing ground floor extension for No 13. The depth of the new extension would be equivalent to No 11 and 0.3m deeper than No 15. This part of the scheme would also be considered acceptable.

The proposal is considered proportionate and subordinate to the host buildings and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

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.

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 the amenity of neighbouring residents.

Given that the first floor extension would be setback away from the boundaries of Nos 9 and 15 Riverside Road it is not considered that the amenities of the adjoining neighbouring properties would be significantly harmed. In addition, the proposed enlargement of the ground floor extension would match the depth of the extension at No 11 and would only be marginally deeper than the structure at No 15. The height and depth of the rear extension would not adversely impact the amenity of neighbouring properties.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. 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. RECOMMENDATION

The application is recommended for approval subject to the following 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 those specified in the application submission, unless otherwise first agreed in writing with the Local Planning Authority.

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.