

Officer Report

Application Number:	HGY/2023/3198
Application Type:	Householder planning permission
Address:	27 Bedford Road, Tottenham, London, N15 4HA
Proposal:	Erection of a part single and part two storey rear/side extension following the demolition of the existing conservatory and extensions, installation of roof light, reinstatement of front boundary wall and associated works, replacement of existing timber sash windows with timber sash units.
Case Officer:	Roland Sheldon
Valid Date:	29/11/2023
Applicant:	3 Mr Cornelius Probst
Agent:	Mr Stuart Minty

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey semi-detached dwellinghouse located on the eastern side of Bedford Road, N15. The surrounding uses are residential. The site does not contain a listed building but is located within the Clyde Circus Conservation Area.

2. The Proposal

The proposal seeks the erection of a part single and part two storey rear/side extension following the demolition of the existing conservatory and extensions, installation of a roof light on the side hip roof plane, reinstatement of front boundary wall and associated works.

3. Relevant Planning and Enforcement history

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

HGY/2023/3199: Single Storey front/side extension to form workshop/ cycle store, reinstatement of front boundary treatment and installation of hard surfacing to the front – Pending decision

Relevant neighbouring planning history:

25 Bedford Road, N15

HGY/2021/1658: Part two storey part single storey side / rear extension and single storey side extension (following demolition of existing structures); rear dormer roof extension; installation of front and side rooflights and replacing existing windows with double glazing – Approved 21/07/2021

29 Bedford Road, N15

HGY/2023/2795: 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 – approved 15/12/23

4. Consultation response

- a. The following were consulted on the planning application:

Internal

- LBH Conservation: No comments received.

External

- Clyde Circus RA
- Tottenham CAAC

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0
Supporting: 1

The following issues were raised by neighbouring occupants during the consultation period:

- The renovation and design of this proposal to bring this derelict family dwelling back into use is welcome

The following local groups/societies made representations: No comments received from local groups/societies.

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage and
2. Impact on neighbouring amenity.

Design & Heritage

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings. Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Bedford Road has a consistent form of architecture, defined by semi-detached pairs of dwellings originating from the Victorian period built in yellow London stock brick with slate roofs. As outlined in the Clyde Circus Character Appraisal:

The regular gaps between the groups of houses, many of which are connected by side extensions at ground floor level, also provide the street with a uniform rhythm.

The host building follows this form being a typical property within the street.

The proposal seeks to erect an enlarged width and depth of ground floor side infill projection and wrap-around extension across the full width of the curtilage of the property. This extension would project marginally beyond the depth of the two-storey rear outrigger. A

small first floor side-to-rear flat roof extension is also proposed to the rear of the existing first floor side projection.

The submitted design and access statement indicates that it is proposed to construct the extensions in a multi-coloured beige brick similar to the bricks used on the host building. The existing timber sash window within the first-floor rear elevation of the outrigger would be replaced by a full-length casement unit. A light beige coloured brick that is annotated to be of a similar size and shape to the existing London Stock brick is proposed for the extensions. The existing front door and side door of the property would also be replaced with timber doors matching the existing style, with 2 upper frames of glazing with the same layout/proportions in the front entrance door.

Linked neighbouring property no. 25 Bedford Road has recently been granted full planning permission for a part two-storey part single-storey side to rear extension of very similar scale and massing to that proposed in this scheme to the host building. The proposed design, scale and massing of the extensions would respect the scale, form and character of the host building, not overwhelming its original form. A standard condition shall be imposed on the development that requires the proposed materials to match those of the existing dwelling, to ensure that a satisfactory standard of design is achieved that is sympathetic to the character and appearance of the dwelling and the wider Clyde Circus Conservation Area, ensuring its preservation.

The existing windows of the property are in a dilapidated condition and are proposed to be replaced by and large with like-for-like sliding sash timber framed units.

A dwarf boundary wall with brick piers and coping stones is also proposed to be constructed to match the existing London Stock brick of the dwelling. Both the replacement windows and reinstatement of a dwarf boundary wall would preserve the character and appearance of the conservation area.

Subject to compliance with conditions, the proposed development would preserve the character and appearance of the host building and the wider Clyde Circus Conservation Area.

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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

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 proposed single storey rear extension would not project beyond the rear extent of the ground floor extension of no. 25 Bedford Road, and would be of the same height as this neighbouring structure. The ground floor windows within the side infill projection and first floor side element of no. 29 Bedford Road do not serve habitable rooms as shown on the submitted drawings within recently approved planning application HGY/2023/2795 concerning this neighbouring property. Whilst the proposed first floor extension would project 3 metres beyond the extent of the adjacent first floor window of no. 29, this window is shown to serve a bathroom and therefore won't affect outlook or light to a habitable room.

The nearest habitable window of no. 29 Bedford Road is the ground floor kitchen rear window which is approximately 4 metres away from the shared boundary. the proposed ground floor side-to-rear extension would only project 0.4 metres beyond this neighbouring window. As such, the proposed extensions would not result in an unacceptable loss of outlook or light from occupants of this neighbouring property.

Taking the above into consideration, the proposal is acceptable with regards to amenity considerations.

Conclusion

The proposed extensions and alterations, as amended, are considered acceptable in design terms, in terms of the appearance of the dwelling and in relation to the adjacent dwellings and the character and appearance to this part of the conservation area, leaving it preserved. The extensions and alterations would also not affect the amenities of adjoining 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. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

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 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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.