

Officer Report

Application Number:	HGY/2023/2204
Application Type:	Householder planning permission
Address:	7 Tenterden Road, Tottenham, London, N17 8BE
Proposal:	Single Storey Side Extension to Ground Floor Flat
Case Officer:	Sarah Madondo
Valid Date:	14/08/2023
	3
Applicant:	Mr Cesur Firat
Agent:	Mr Sheridan Shaw

RECOMMENDATION

Approve with Conditions

Proposed development

Erection of a single storey side extension to ground floor flat.

Site & Surroundings

The site is a 2-3 storey, 1970's town house with small rear projection and pitched roof. The area is residential in character and the site is not located within any conservation area.

Relevant Planning and Enforcement History

The most recent planning history:

HGY/2022/4510 7 Tenterden Road N15 8BE | Subdivision of existing dwellinghouse to create two flats at lower ground level, ground and first floor level and external alterations.

Approve with Conditions 16/3/2023

HGY/2021/3343 Full planning permission Refuse 7, Tenterden Road, London, N17 8BE

Subdivision of dwelling to create two flats at lower ground level, ground and first floor level and external alterations.

HGY/2021/2669 | 7 Tenterden Road London N17 8BE Subdivision of dwelling to create two flats at lower ground level, ground and first floor level and external alterations. Refused

HGY/2020/2389 | 7 Tenterden Road London N17 8BE Subdivision of dwelling to create two flats at lower ground level, ground and first floor level and external alterations (Resubmission). Refused

HGY/2020/1764 | 7 Tenterden Road London N17 8BE Subdivision of dwelling to create two self contained units and external alterations. Refused

LOCAL REPRESENTATIONS

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

Objections received: 3

Support: None

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Proposed development not unsuitable for the area likely to cause damage to neighbouring properties. *(Officer Comment: Extensions are common developments found in urban areas, these are intended to improve/enlarge dwellinghouses. Therefore, it is considered that the proposed development is not out of character with the area and it is not considered likely that the development would cause damage the neighbouring properties given that there is no excavations and the existing retaining wall and steps would be retained . An informative will be attached for the applicant to draw up a party wall agreement).*
- The properties have brick walls at flank ends only and the other walls between properties in the terrace are timber framed. All the terrace is dependent on each other for support. Shortly after construction other flank walls on the estate showed signs of cracking and roofs were in danger of failing. The Council had to do major works to rectify faults and prevent collapse. Some flank walls on the estate were found to have no ties which had caused the problems. The flank wall at 22 which remains in council ownership still has cracks which have not received remedial works *(Officer Comments: There are no demolitions proposed and the existing retaining wall would be retained therefore it is considered that no internal walls would be affected).*
- We are extremely concerned at the proposed works in this application. Numbers 1 to 6 Tenterden Road are semi detached houses built in 1935. The retaining wall and staircase between 6 and 7 have been in situ for approximately 73 years and must bear considerable weight of soil and property. The owner of 7 Tenterden Road now proposes to remove the staircase and considerable areas of below ground level structure and soil of his property. *(Officer Comments: The proposal has been amended such that the existing steps would be retained and existing retaining wall would be retained as well).*
- Disruption and disturbance *(Officer Comments As stated below an informative condition would be attached to restrict construction hours. In terms of dust, please note construction works are usually temporary and does not warrant a refusal of planning permission).*
- Lack of consultation *(Officer Comments: There is no requirement for the applicant to inform neighbouring properties of any proposed works, as the Council does the consultation, officer agree that it neighbourly to inform other neighbours of any future planned works, however this is not a requirement. In terms of noise, the Council would attach an informative condition to restrict construction hours if minded to approving the application).*
- Stability *(Officer Comments: The retaining wall would be retained as per (drawing no. A-03 REV B)and no excavation is proposed on the boundary with no. 6 Tenterden Road. A building control application would be submitted once planning permission has been granted and informative will be attached, reminding the applicant to submit building regulations application).*
- Existing cycle storage *(Officer Comments: As per drawing A-02 REV A, 1 car parking space is being retained for flat B as per approved planning application (HGY/2022/4510) and cycle parking for 3 bikes is being introduced, a condition would be attached for the*

applicant to submitted details of the cycle storage and bin storage if minded to approving the application. Furthermore, it is considered that there is sufficient space for the bins/cycle storage as only one car parking is being retained for Flat B).

The following issues raised are not material planning considerations:

- Lack of Party Wall (*Officer Comments: this matter is dealt with under building control and not a planning matter*).
- Compensation and rehousing (*Officer Comment: This not a planning matter*)

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.

Planning permission was granted for the conversion of dwelling house into two flats under reference HGY/2022/4510, which has not been implemented as yet and works relate to Flat A. The application has been amended since submission. The property is an end of terrace property which has a gap on the side elevation and the gap is currently used to store bikes. The proposed side extension would infill the gap on the side of this property which is about 1.1 metre wide and the extension would be flat roofed with a parapet wall of approximately 3 metres. The extension on the side would not be visible to the front as new entrance door is being introduced here as result would create some uniformity. The extension would be finished in facing brickwork to match the existing. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The proposal includes a light well to the rear to provide a some daylight/sunlight into the the Flat A. This is considered to be acceptable, given that the light well would be located to the rear and was granted planning permission under reference (HGY/2022/4510).

The proposal also includes 2 x skylights along the boundary with a new front door for flat A. The skylights would lie flash onto the roof of the extension and provide some light into the flat which is acceptable.

Overall, it is considered that the proposed extension as amended would be acceptable as the impact on the neighbouring property would be minimized, given that the depth of the extension has been reduced, resulting in the existing steps & retaining wall would be retained.

Impact on neighbouring properties

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 the high existing brick wall along the boundary with no. 6 & 7 Tenterden Road would be retained and given the difference in ground levels with (no. 6) on higher level, it is not considered that the amenities of this property would be significantly harmed. In relation to no. 8 there is no impact in regards to the side extension. Therefore it is considered that the proposal would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Conclusion

The proposed development is in general 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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: 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.