

Officer Report

Application Number:	HGY/2023/3119
Application Type:	Householder planning permission
Address:	199 The Roundway, Tottenham, London, N17 7BP
Proposal:	Installation of Front Porch
Case Officer:	Roland Sheldon
Valid Date:	20/11/202
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Applicant:	MR STONEHOUSE
Agent:	Mrs ANGELA SMITH

RECOMMENDATION

Approve with Conditions

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Approve with conditions.

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

This application is a two-storey mid-terraced dwellinghouse located on the northern side of The Roundway, N17. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

Proposed Development

Full planning permission is sought for installation of a front porch.

Relevant Planning and Enforcement History

HGY/2020/0305: Install porch to the front of property – Approve 06/03/2020

HGY/2009/1015: Erection of single storey rear conservatory – Approved 05/08/2009

2. REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring properties. No representations were received during the consultation period.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, Character & Appearance; and
2. Neighbouring Amenity

Design, Character 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.

The proposed porch would retain separation from the bay projection and would be of a scale, design and finish that would respect the scale, form and character of the host building and wider locality. A standard condition shall be imposed for the materials of the front porch to match those of the existing building.

Subject to compliance with such a condition, the proposed extension would not undermine the existing uniformity and character of the host building and wider locality. Therefore, the proposal is considered to be acceptable with regards to design and character considerations.

Impact on neighbouring amenity

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 residents.

The porch would not result in any unacceptable impact on light, outlook or privacy of neighbouring residential occupants.

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

4. CONCLUSION

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.

5. 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.

6. RECOMMENDATION

GRANT planning permission 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.