



Officer Report

Application Number:	HGY/2023/2757
Application Type:	Full planning permission
Address:	95 - 97 Broad Lane, Tottenham, London, N15 4DW
Proposal:	First-floor rear extension in connection with the enlargement of 2 x studio flats.
Case Officer:	Oskar Gregersen
Valid Date:	17/10/2023
Applicant:	MR S SOLMAZ
Agent:	Other - ARCHPL

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a pair of two storey terraced buildings with retail units at ground floor level facing Broad Lane. The other properties on the road are similar to that of the application site, with residential dwellings above retail units, with many having had extensive additions to the rear at first-floor level. The site does not fall within any conservation area.

2. THE PROPOSAL

The proposed is a joint application for 5.5m deep first floor rear extensions of increased depth to match that of neighbouring properties, these changes would facilitate better layout for existing self-contained flats.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2018/2307 - | 95 Broad Lane | Certificate of Lawfulness for the existing use of 95 Broad Lane as three self-contained flats. Approve With Conditions

HGY/2010/0129 - | 95 Broad Lane | Erection of first floor rear extension - Refuse

HGY/2009/1108 - | 95 Broad Lane | Erection of a single storey rear extension to ground floor shop Refuse

HGY/2023/1344 | 97 Broad Lane | Certificate of Lawful Development for Existing use of the premises as 3 self-contained flats (C3 Residential Units): Flat A - First and Second Floor Flat Flat B - Rear of First Floor Level Flat C - Rear of Ground Floor Level Approve

HGY/2013/0595 - | 97 Broad Lane | Erection of ground floor rear extension to shop, erection of first floor extension and new external staircase to replace existing for the first floor. Approve with Conditions

HGY/2013/0144 | 97 Broad Lane | Erection of ground floor rear extension to shop, first floor

rear extension to flat, and new external staircase to replace existing - Refuse

HGY/2012/2256 | 97 Broad Lane | Formation of rear dormer and insertion of 2 rooflights to front roofslope - Approve with Conditions

4. CONSULTATION RESPONSES

No representations received from neighbours in response to notification and publicity of the application.

5. PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Principle of development;
- Design
- Standard & quality of accommodation;
- Impact on neighbouring amenity;
- Other issues.

Principle of development

Providing additional residential unit is consistent in respect of Government, London and local plan policies in respect of increasing housing supply and higher levels of density in relation to accessible locations, with both the 2023 National Planning Policy Framework (NPPF) and new London Plan putting particular emphasis on 'small site' development.

Paragraph 73 of the NPPF (J2023) recognises the importance of small and medium sized sites can make in meeting the housing requirement of an area, with these often built-out relatively quickly. Chapter 11 supports the effective use of land and in paragraph 120 seeks the optimisation of sites by way of upward extensions, when designed to be sympathetic to the street scene. Paragraph 130c seeks to secure development which is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

The considerable emphasis on the development of small sites for housing, coming forward, is also strongly supported by London Plan 2021. In specific the London Plan Policy H2 'Small sites' places great weight on the contribution that small sites within 800m of a Tube or rail station are to make to delivering housing in London, with targets set for each borough.

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.

Permission is sought for the formation of a joint first floor rear extension to both 95 and 97 Broad Lane. The proposed rear extensions would facilitate the expansion of existing studio flats to become significantly more habitable. The proposed extensions would be 5.5m in depth, with a height of 3.3m to match that of the existing rear portion of the buildings.

The extensions would be finished in materials similar to those of the existing, with three additional windows proposed on each flank in materials also to match.

It is noted that this proposal is similar to that of an existing pair of extensions in place at No's 99 and 101 Broad Lane respectively, which extend rearward leaving roughly 1m from the ground floor portion of the building. This proposal also leaves 1m distance from the rear helping to create a level of sub-ordinance to the host buildings.

The submitted drawings show that by virtue of the ground floor footprint, it is proposed that the proposed extensions will be set in from neighbouring buildings in the middle by 670mm.

Overall, the proposal would appear to follow the pattern of development in the area, whilst also appearing sub-ordinate to the host buildings. As such the proposal would comply with London Plan Policy (2021) D3 as well as Local Plan (2017) Policy SP11 and DPD Policy DM1.

Standard & quality of accommodation

Policy D6 (Housing quality and standards) of the London Plan sets out a series of criteria in order to ensure that new residential development is of the highest quality. Table 3.2 sets out requirements for achieving qualitative design.

The application site has been approved for use as separate flats by virtue of two separate Certificates of lawfulness granted in 2018 and 2023 respectively. This proposal seeks to improve the standard of living for the flats at first floor level accessed from the rear.

The additional depth provided by the rear extensions would allow for the addition of a dual-aspect living area to each flat, and provide approximately 39sqm of additional floor space for each unit.

The units are shown on the drawings to be single bedspace, with a living/sleeping area being in the same space, with separate kitchens and bathrooms. The proposed layout has been amended during the application process, with the bedroom being moved to an area with better access to light, and creating a more functional and habitable layout.

Minimum floor area for a one-person single bedspace flat in the Dwelling Space Standards is 39sqm. The proposed additions take the floor area of each of the dwellings above this quantum to a satisfactory level. As such, the dual aspect nature of the dwellings with the new extensions, and additional floor area lead it to be deemed that the proposal would comply with relevant policy and would provide an adequate standard of accommodation.

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 amenity of neighbouring resident.

The proposed rear extensions would see an additional 5.5m of depth added to the rear of Nos. 95-97 Broad Lane. This extension would be 3.3m and would have three side facing windows on both east and west elevations.

The scale of this proposal would usually be considered excessive as it would obstruct access to light and cause overshadowing to neighbouring sites. However, in this instance given the pattern of development in the immediate area nature of a portion of the extensions, mentioned in the above section of this report on design, lead Officers to deem that the overshadowing impact would not be excessive or cause demonstrable harm.

Additionally, the rear portion of the application sites have an alley either side of the development, further creating a distance between the neighbouring properties such that the effects of overshadowing would be lessened. Further, the orientation of the proposed extensions, facing north, would lessen the effects of overshadowing.

Overall, the proposed development would not harm the amenity of neighbouring occupiers or the amenity of those within the existing building. As such, the proposal is considered acceptable in amenity terms.

Other issues

The applicant has outlined that at 2 storeys the proposed development would be entirely adequate and appropriate for a single stair as means of escape as proposed. This would be dealt with in detail as part of the building control approval. An informative is being imposed to remind the applicant of duties under the Building Regulations with respect to fire safety.

Conclusion

The proposed extension is considered acceptable in design and amenity terms given the pattern of development to this area and will serve to improve accommodation in respect of two existing studio units.

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

The new floorspace minus the existing floorspace (above a height of 1.6m) is less than 100 square metres and no new unit will be created, as such regulation 42 'minor development exemptions' applies.

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 development hereby permitted shall match in colour, shape, size and texture those of the existing buildings.

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 Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

- 4 Notwithstanding the plans hereby approved, the first-floor side windows shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening up to a minimum height of 1.7 m above the internal floor level of the room in which it is installed. This specification shall be complied with before the extension/ development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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.