

Officer Report

Application Number:	HGY/2023/3356
Application Type:	Full planning permission
Address:	Flat A, 78 Lordsmead Road, Tottenham, London, N17 6EY
Proposal:	Demolition of existing structure with the creation of a single storey wraparound extension, 6x new skylights and the erection of an outbuilding to rear of garden.
Case Officer:	Josh Parker
Valid Date:	02/01/2024
Applicant:	Katie Millner
Agent:	Miss Rebecca Parnell

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site relates to a flat within is a two-storey Edwardian detached mid terrace dwellinghouse, situated southwestern side of Lordsmead Road, close to the junction with Wimborne Road. The surrounding area is characterised by large terraced Edwardian properties.

It is noted that the internal layout is somewhat unconventional, by way of bedroom and 'baby room' to the front ground floor areas as well as a second kitchen at first floor level. However, these are shown as existing. In any case, the proposal is considered for the purposes of a residential flat. Should the ground and first floor level be used for other purposes, it may require planning permission.

The area is supported by other residential properties with a level of uniformity on the street scene and different size modifications/additions to the rear.

The site is not sited in a conservation area nor does not fall within the curtilage of listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Demolition of existing structure with the creation of a single storey wraparound extension, 6x new skylights and the erection of an outbuilding to rear of garden.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for likes of extensions, alterations, and outbuildings.

CONSULTATION

No consultation was sought nor received.

LOCAL REPRESENTATIONS

The application has been publicised by the 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:

Representations: 0

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 Comments:

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The applicant wishes to rationalise the internal layout by adding a large, single storey, full width rear wrap around extension that would extend out 3m beyond the existing rear outrigger extension. The extent of the side infill and rear would total to 7.825m along the boundary shared with No. 80. A flat roof to the rear would transition into a pitched roof towards the southern neighbour with a small 1.5m recession off the original building to allow light into both the proposed and old parts of the ground floor dwelling.

All works are to the rear and would not be visible from the street scene. All materials would be high quality matching the existing and therefore sympathetic to the host building and the surrounding. Although the extension would be large a big proportion of the additions would be infilling the side with the rest extending 3m from the current rear build line. This addition is viewed as a subordinate addition to the host building because of the observations above.

The application also sets to add an office to the absolute rear of the garden with the dimensions 2.88m by 4.51m and 2.66m in height. As such this would be constructed in black composite cladding and have space for storage and a WC. Cumulatively the development to the rear does add up however there is still ample rear garden and amenity space retained even with the additions and therefore the works would not be excessive/disproportionate nor at odds with the surrounding rear development.

The application would enhance the living quarters by means of allowing more natural light and adding floorspace. With this also means the dwelling would be more energy efficient by retaining heat effectively. The materials have been selected carefully to match or enhance the existing. The additions are subordinate and mindful of the surrounding massing/proportions therefore, acceptable from a design lens.

Amenity Comments

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.

The rear extension is of a height and depth that would be respectful to the adjoining in terms of sense of enclosure and daylighting as the extension is stepped into the natural undulating site which slopes north east offering relief in terms of bulk and heights on the boundaries especially with No. 80 which sits higher naturally. Officers note that the extension modestly protrudes beyond the existing fencing suggesting the extension will have minimal/ negligible on daylighting and sense of enclosure.

All windows are facing the rear and would be below the tall fence. All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposal is considered moderate and acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

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.

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: 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.

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