



Officer Report

Application Number:	HGY/2024/0306
Application Type:	Full planning permission
Address:	23 & 25 Craven Park Road, Tottenham, London, N15 6AA
Proposal:	Joint application for the erection of first floor rear extensions at No's 23 & 25
Case Officer:	Daniel Boama
Valid Date:	10/02/2024
Applicant:	Mr Esther Royde
Agent:	Mr Stern

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is 2 x two storey terraced dwellinghouses on the north side of Craven Park Road. The site does not fall within a conservation area.

While the properties within the terrace may have been very similar at the time of their construction, this is not currently the case. Many of the properties have been extended by way of large rear extensions as well as upward extensions or roof extensions. The design and appearance of properties within this terrace and street vary in terms of their heights, facing materials and fenestration.

2. PROPOSAL

The proposed development is for a joint application for the erection of first floor rear extensions at No's 23 & 25 and erection of a ground floor rear extension at no.25 to match the extension at no.23. Revised drawings were received that showed the pitched roof above the first floor rear extension being hipped to the main roof. The proposal is similar to the approval under HGY/2019/2936, which has expired.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent applications for these sites are summarised as follows:

PLANNING CASES (10)

1 - HGY/2018/0891

Address: 25, Craven Park Road, London, N15 6AA

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Received Date: 22 March 2018

Valid Date: 22 March 2018

Decision Date: 30 April 2018

Decision: Not Required

2 - HGY/2018/1030

Address: 25, Craven Park Road, London, N15 6AA

Proposal: Erection of addition storey (Type 3) roof extension

Received Date: 26 March 2018

Valid Date: 26 March 2018

Decision Date: 15 June 2018

Decision: Approve with Conditions

3 - HGY/2018/3767

Address: 25, Craven Park Road, London, N15 6AA

Proposal: Erection of a single storey rear extension

Received Date: 3 December 2018

Valid Date: 3 December 2018

Decision Date: 28 January 2019

Decision: Approve with Conditions

4 - HGY/2019/0780

Address: 23 & 25, Craven Park Road, London, N15 6AA

Proposal: Erection of two first floor rear extensions across No. 23 & 25.

Received Date: 26 March 2019

Valid Date: 26 February 2019

Decision Date: 23 April 2019

Decision: Refuse

5 - HGY/2019/1548

Address: 23 & 25, Craven Park Road, London, N15 6AA

Proposal: Erection of two first floor rear extensions across No. 23 & 25

Received Date: 20 May 2019

Valid Date: 20 May 2019

Decision Date: 2 October 2019

Decision: Withdrawn

6 - HGY/2019/2936

Address: 23-25, Craven Park Road, London, N15 6AA

Proposal: Erection of two first floor rear extensions across No. 23 & 25.

Received Date: 25 October 2019

Valid Date: 25 October 2019

Decision Date: 4 December 2019

Decision: Approve with Conditions

7 - HGY/2022/0054

Address: 25, Craven Park Road, London, N15 6AA

Proposal: Excavation of new basement level

Received Date: 10 December 2021

Valid Date: 21 January 2022

Decision Date: 21 September 2022

Decision: Approve with Conditions

8 - HGY/2011/2165

Address: 23, Craven Park Road, London, N15 6AA

Proposal: Erection of single storey rear extension and erection of front/rear dormer

Received Date: 20 October 2011

Valid Date: 20 October 2011

Decision Date: 7 February 2012
Decision: Approve with Conditions

9 - HGY/2012/0529

Address: 23, Craven Park Road, London, N15 6AA, London

Proposal: Approval of details pursuant to condition 5 (Parapet) attached to planning permission HGY/2011/2165

Received Date: 12 March 2012

Valid Date: 12 March 2012

Decision Date: 4 May 2012

Decision: Approve with Conditions

10 - HGY/2013/2113

Address: 23, Craven Park Road, London, N15 6AA

Proposal: Extension of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 4m

Received Date: 11 October 2013

Valid Date: 11 October 2013

Decision Date: 21 November 2013

Decision: Not Required

4. CONSULTATION RESPONSES

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. ANALYSIS/ASSESSMENT

Principle of the development

The application site is located within the designated area identified in Haringey SPD 'House Extension in South Tottenham' (2013). The SPD provides additional guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the borough. The SPD sought to provide clear and consistent guidance on the form of roof extension defining three approved ways in which homes may be approved at roof level. This proposal is for a ground floor rear extension and a paired first floor rear projection and given its location, the principle of the paired first floor rear extension is acceptable subject to the design detailing and other consideration as outlined below.

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.

Ground floor single storey rear extension:

The proposed single storey rear extension would be 5.28m wide (full width) and 6.1m deep. The extension would directly abut the boundary with Nos.23 and 27 and would extend 6.1m on the each boundary. It would have a flat roof with a maximum height of 3.07m (2.77m at the eaves) on each boundary with No.23 and 27 and 1no. of roof lantern. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling. The extension would be finished in materials to match those of the existing dwelling.

First floor joint rear extension:

The proposal for first-floor joint rear extension would be to both Nos. 23 & 25. The projection from the rear elevations would be 2.95m wide and 2.75m deep and would not project as deep as the current single storey rear extensions. The width of the extensions would be inset from the shared side boundaries of with Nos 21 and 27. The extensions will have a pitched roof which would respond positively to the original pitched roof form of the terrace. The extensions will be finished in materials to match those of the existing dwellings.

The first-floor extensions reflect the projection of other first floor extensions found within this terrace/ street. Within this context the proposal would not be harmful to the character of the area.

Given the factors discussed above the proposal is considered acceptable in design terms and in terms of the character and appearance of the 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.

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 the amenity of neighbouring residents.

Ground floor single storey rear extension:

There is an existing single storey rear extension to no.27, which the proposed would extend beyond, but not significantly to negatively impact this neighbour. The proposed extension would match the depth of the extension at No.23. The height and depth of the rear extension would not adversely impact the amenity of neighbouring properties.

First floor joint rear extension:

The proposed first-floor extensions would not impinge on a line drawn at 45 degrees from the centre of the attached neighbour's rear habitable windows, which indicates that the proposed extension will not be harmful in terms of conditions of daylight, sunlight and outlook.

The new fenestration on the rear elevation of the first-floor elevations will not introduce new overlooking over and above the current situation. No side windows are proposed on the sides of the first-floor extensions.

Overall, the proposed first-floor extensions would not have any adverse impact in terms of the amenity currently enjoyed by occupiers of neighbouring properties, with therefore the proposal consistent with the policies outlined above.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would result in material harm to the residential amenity of 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.

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 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.
- 4 The development hereby approved shall be implemented, built and completed at the same time in respect of both properties unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason: In the interests of co-ordinating the development and the provisions of the Planning & Compulsory Purchase Act 2004

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.

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.