



Officer Report

Application Number:

HGY/2024/0603

Application Type:

Householder planning permission

Address:

102 Rutland Gardens, Tottenham, London, N4 1JR

Proposal:

Demolition of existing extensions and replacement with new linked single-storey ground floor infill side and rear extension, new external lightwell space to existing ground floor rear bedroom, replacement of casement window to ground floor rear bedroom with french doors, replacement of existing casement window to the rear bedroom on the first floor with double glazed traditional style sash windows.

Case Officer:

Roland Sheldon

Valid Date:

06/03/2024

Applicant:

Mrs Feleciana De Jesus

Agent:

Miss Marlene Martins

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey mid-terraced dwellinghouse located on the southern side of Rutland Gardens, N4. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. The Proposal

The proposal seeks the demolition of existing extensions and replacement with proposed linked single-storey ground floor infill side and rear extension, new external lightwell space to existing ground floor rear bedroom, replacement of casement window to ground floor rear bedroom with french doors, replacement of existing casement window to the rear bedroom on the first floor with double glazed traditional style sash windows.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

102 Rutland Gardens, N4

No relevant planning history.

4. REPRESENTATIONS

- Harringay Gardens Residents Association

LOCAL

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and
2. Impact on neighbouring amenity.

Design & Heritage

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.

As existing, the property already benefits from large single storey ground floor side-to-rear and rear extensions. No planning permission exists for the extensions, but aerial imagery available on Google Earth indicate that the extensions (as well as those of neighbouring no. 106 Rutland Gardens) have been in existence for over 4 years and therefore are immune from enforcement action.

The existing extensions consist of a single storey side infill with linked side-to-rear rear extension, projecting 3 metres beyond the rear extent of the outrigger. The proposal seeks to demolish the existing extensions and replace them with an extension of the same footprint, with the exception of a 2.725 metre depth lightwell in the gap between the outrigger projection and the boundary shared with no. 104 Rutland Gardens.

The extension would be externally clad in brickwork to match the existing dwelling with a set of French doors on the rear face. The gentle sloping roof would be aluminium clad. A replacement first floor rear window is also proposed, with concealed French doors serving the lightwell proposed to replace the existing window. The render on the side wall of the outrigger and rear elevation would be removed to expose the original brickwork of the dwelling.

The proposed extensions and alterations to the host building would respect its scale, form and character and those of the wider locality. The proposal is therefore acceptable with regards to design and character considerations.

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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

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.

Neighbouring no. 104 Rutland Gardens already benefits from a ground floor single storey side infill and rear extension of very similar dimensions to the existing extensions of the host building. The proposed extensions would not result in any material further loss of light, outlook or visually overbearing impact on the occupants of no. 104 as a result of the presence of the existing structures.

The proposed single storey rear extension would project 3 metres beyond the rear extent of no. 100 Rutland Gardens, with a height of 3.15 metres on the shared boundary. The depth, height and massing of the extension would not result in an unacceptable loss of light, outlook or visually overbearing impact on the occupants of no. 100 Rutland Gardens. Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

Conclusion

The proposed extensions and alterations are considered acceptable in design terms, in terms of the appearance of the dwelling and in relation to the adjacent dwellings and the character and appearance of the wider locality.

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 APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

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.

INFORMATIVE

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.