

COVER NOTE

RE: First And Second Floor Flat B, 51 Gladesmore Road, Tottenham, London, N15 6TA

BACKGROUND

1. This Cover Note is provided in support of a planning application for a proposed replacement screen to the 1st Floor Terrace at First and Second Floor Flat B, 51 Gladesmore Road, Tottenham, London, N15 6TA. The application has been assigned Case Reference HGY/2024/0393.
2. In September 2023 the Council raised a concern about an unauthorised roof terrace at the property (ENF/2023/0384). This application is a direct response to that enquiry.
3. The terrace in question was formed approximately 5 years ago as a sukkah for the Jewish family who resident were there at the time. A door providing access to the terrace was formed in October 2018. Copies of invoices dated the 12/09/2018 & 10/10/2018 have already been provided to the Council confirming when the door to the terrace was formed and the door supplied and fitted).
4. The current tenant has retained the terrace and although they are not Jewish it serves a beneficial purpose as a small outside amenity space.
5. It is well screened and does not cause any loss of privacy to neighbouring residents as the following photographs illustrate.



Extract from video taken 11/10/2023

6. However, it is acknowledged that the screening could be better designed and more effective. Hence this submission which propose replacing the existing screen with a purpose-built obscure glass screen to a height of 1.7m. This will allow the terrace to be beneficially used by residents of the property without any impact on neighbouring residential properties.

PLANNING POLICY

7. In planning policy terms although the property is located in the area covered by the 'House Extensions in South Tottenham First Revision – Adopted October 2013 Supplementary Planning Document there is no pertinent guidance on the screening of rear terraces.
8. Policy DM12: 'Housing Design and Quality' states that:
 - A. All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1)
 - B. Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.
9. The terrace serves an upper floor flat and provides an important external amenity area for the residents. The purpose of the proposed screen is to ensure safety and privacy for the residents of the flat and to avoid any impact on the privacy of neighbouring residential properties in accordance with this policy.
10. Policy DM1: 'Delivering High Quality Design' under the sub-heading 'Privacy and amenity' states:

D. Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- a. Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
- b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.

11. The terrace is an important amenity area for the residents of the upper floor flat and the proposed replacement screen will ensure privacy for the residents and for neighbouring properties in accordance with this policy.

12. The proposed replacement screen is therefore considered to be policy compliant.

PLANNING APPLICATION CONTENT

13. The planning application comprises:

- a) This Cover Note
- b) CIL Form 1
- c) Drawing 01: Location Plan
- d) Drawing 12: Elevations & Plans as Existing
- e) Drawing 13: Elevations & Plans as Proposed
- f) Block Plan at 1:500 scale
- g) Planning Application Fee (paid online).

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Managing Director

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