



Officer Report

Application Number:	HGY/2024/0181
Application Type:	Full planning permission
Address:	Ground Floor Flat, 22 Abbotsford Avenue, Tottenham, London, N15 3BS
Proposal:	Erection of a single storey rear wrap around extension and the lowering of the existing cellar's floor.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	23/01/2024
Applicant:	Ms Mary Francis Hampel
Agent:	Mr Byron Bassington

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid terraced dwellinghouse on the north - western side of Abbotsford Road, close to the junction with West Green Road. The site does not fall within any conservation area.

2. THE PROPOSAL

The proposed is for a non-full width extension, with a depth to 3.6m with attached neighbour to the north (no.20) to align with the building line at the property to the south at No. 24 Abbotsford Avenue and being set down into the ground to achieve a height of 2.51m above neighbouring ground levels. The lowering of the existing cellar floor is al

3. Relevant Planning and Enforcement History

HGY/2022/1370 Conversion into two self-contained one bedroom two person flats – Granted 21/02/1989.

4. CONSULTATION RESPONSES

Neighbour Consultation

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

No of individual responses

Objecting 0

Support 0

Neither 0

5. PLANNING CONSIDERATIONS

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.

The design and appearance is considered acceptable and would complement the host building. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling. With regard to materiality, a mostly glass rear façade and use of modern contemporary materials is proposed. While this differs from the host building, considering the extension will be at ground level and the site not located within a conservation area, the materials proposed are considered acceptable in this case.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

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.

With regard to the neighbour to the north at no. 20 Abbotsford Avenue, the depth of the extension at 3.6m, it is not of a sufficient scale to be overly obtrusive or to appear dominating or overbearing from the windows or garden of no.20 sufficient to cause material harm to residents living conditions in respect of outlook. A sunlight daylight assessment had been undertaken and the development retained satisfactory levels of sunlight/ daylight on the adjoining occupiers.

With regard to the neighbour to the south at no. 24 Abbotsford Avenue, it is noted that the extension preserves an open courtyard to the rear of the principal building elevation. The proposed extension will largely avoid adjoining the rear garden space of no. 24 and while this may lead to a sense of enclosure, based on the existing width of the alley and the open courtyard space preserved, the sense of enclosure will not be so significant as to warrant refusal of the application.

Basement Development:

Policy DM18 of the Haringey Development Management DPD deals specifically with basements. Amongst other things it states that basements should avoid harming the appearance or setting of

the host building or the established character of the surrounding area. It also requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings.

The subtext of this policy recognises that for basement development where appropriate, applicants will need to submit specific technical information in the form of a Basement Impact Assessment (BIA), however as noted below this is not viewed to be essential here, given the limited extent of such works.

It is noted that the property currently has a part cellar space with the works here increasing the floor to ceiling height of such a space by 0.6m. The proposal would involve deepening the existing foundations downwards along the boundary with adjoining properties. The works here are not considered to represent a significant structural stability hazard, on the grounds of using industry standard underpinning in advance of the excavation works.

Other legislation will provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works here would need to satisfy building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In the event that consent is granted for such works, a condition would be imposed by the LPA to ensure that such works are overseen by a suitably qualified engineer.

Critical Drainage Area

The site is located within a critical drainage area. The existing site has an impervious area. A brief statement with the application provides some measure to mitigate risk of flood. The modest size of the extension and the extent of impervious area on the site serves to address any concerns. It has been demonstrated that the reduction in floor level would not lead to an increase in floor risk.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not 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 basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.

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.