



Officer Report

Application Number:	HGY/2024/0579
Application Type:	Full planning permission
Address:	Shop, 83 Broad Lane, Tottenham, London, N15 4DW
Proposal:	Single storey rear extension ancillary to existing retail unit.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	04/03/2024
Applicant:	Mr A Swati
Agent:	Mr J Patel

RECOMMENDATION

Approve with Conditions

1. Site location

The subject site is a three-storey terrace property located on the northern side of Broad Lane, close to the junction Handover Road. The property consists of retail unit on the ground floor with residential accommodation above. The character of the area is a commercial retail parade being with in a Local Shopping Centre with businesses on the ground floor level.

The site is not located within any Conservation Area and does not fall within the curtilage of a listed building. The site lies within a designated Local Shopping frontage.

2. Description of Proposal

The applicant is seeking planning permission for the erection of a single storey rear extension to provide a storage/office area ancillary to the existing retail unit.

3. Relevant Planning and Enforcement history

N/A

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: No objection.

5. Local Representations

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

Objecting: 0
Supporting: 0

6. Planning Assessment

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

Design and appearance.

The proposed rear extension would have an acceptable design and appearance affecting rear elevation of the building which has limited impact on the character and appearance of area. Similar size examples of rear extension on the ground floor commercial units can be found in row of adjoining commercial properties. As such would not detract from the character of the area.

Subject to it being built in appropriately high-quality materials, the proposed rear extension would have an acceptable design and appearance, complimenting the existing building's rear elevation, which is currently in poor condition and contributes little to the character and appearance of the area. The proposal is considered to be a potential improvement on the current situation to the rear of the premises with the added benefit of screening the unsightly extensions to the rear of the neighboring premises. The proposal is therefore considered to enhance the character and appearance of the immediate area.

Amenity

The impact of the proposed extensions on adjoining neighbours are considered acceptable. The ground floor rear extension would sit alongside an existing rear extension to the commercial premises at no.87 Broad Lane and other adjoining properties. The site coverage of the rear extension would not appear out of context given similar rear extensions to adjoining commercial properties. The proposal would not result in any significant impact on the amenities of the adjoining commercial premises. Furthermore, the affected window to no.85 is a non-habitable room serving a toilet, any impact on this window will not have a material impact on the amenity of the adjoining occupiers. The proposal is considered acceptable and would not detract from the character of area. The proposal is acceptable in amenity terms.

7. Conclusion

For the reasons outlined above, the proposed rear extension is found to be acceptable in terms of design and amenity. The proposal would not harm the amenities of the adjoining occupiers living condition, nor harm character and appearance of the area. There is no conflict with any national, London or Local Plan policy and the application should therefore be approved.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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 extension area shall be used only for purposes ancillary to the use of the hereby permitted and, notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no changes of use shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To avoid the introduction of a separate use resulting in an over intensification of the site and to prevent the introduction of inappropriate uses thereby adversely affecting the area, in accordance with Policy DM1 of the adopted DPD 2017.

Informatives:**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.

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.