



Officer Report

Application Number:	HGY/2024/0863
Application Type:	Householder planning permission
Address:	131 Fairview Road, Tottenham, London, N15 6TS
Proposal:	Erection of ground floor single storey wraparound extension.
Case Officer:	Daniel Boama
Valid Date:	26/03/2024
Applicant:	Mr Berish Abilis
Agent:	Mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey terraced dwellinghouse on the west side of Fairview Road. The site does not fall within a conservation area.

2. THE PROPOSAL

The proposed is for the erection of ground floor single storey wraparound extension. It would replace the existing single storey outrigger and would be up to the same depth.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2024/0922 - Erection of a type 3 roof extension. Pending decision – Please note that this cannot be built if HGY/2024/0899 is built.

HGY/2024/0899 - Certificate of lawfulness of proposed use for a rear dormer above part of main roof and above the outrigger. Pending decision – Please note that this cannot be built if HGY/2024/0922 is built.

HGY/2024/0224 - Erection of single storey rear/side extension. Granted permission on 22/3/2024.

HGY/2019/1559 – Erection of type 3 loft extension(amended description). Not Proceeded With 10/3/2021

HGY/2018/3632 – 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. Prior Approval Not Required 18/1/2019.

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 0
Objecting 1

The following issues were raised in representations and are addressed further on in this report or below:

No.133 commented that they object to this object to the current/latest application HGY/2024/0863 because it indicates that the extension will be 4metres, increased by over 1m, and that it would impact the natural light into their garden/patio. They referred to the previous application under HGY/2024/0224 that was decided and approved based on the revised drawings, stating that the current garden extension would remain at the same length of 2336m according to the following approved drawings '2024.03.21 - Existing and Proposed Drawing - E01; E02; E03; E04; E05; P01-RevA; P02-RevA; P03-RevA; P04-RevA; P05-RevA - Revised'

Officer response: the agent informed the Council that applicant discussed the application with the neighbour to clarify the proposal. After the misunderstanding the neighbour does not have an issue with the proposal, which they have confirmed.

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.

Following the approval under HGY/2024/0224, the proposal has been resubmitted with a flat roof instead of the mono-pitched roof. The proposed single storey wraparound extension would be 4.5m wide (full width) and 8.69m deep along the side with No.129. The extension would directly abut the boundary with No.129 and would extend 2.33m on the shared boundary. It would have a flat roof, with a height of 2.83m on the boundary with No.133, and 2no. of roof lights on the boundary with No.129. 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. The proposed single storey outrigger and infill extension would not result in harm to the character and appearance of the area. Rear and infill extensions of this nature are common to properties in the immediate area.

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.

The proposed extension would be shorter than the depth of the extension at No.129. The height would be 0.42m higher than the approved extension under HGY/2024/0224 because it would feature a flat roof instead of mono-pitched roof. The height and depth of this extension will not affect the amenity to No.133, as confirmed by the neighbour at No.133, who initially raised concerns about the height affecting how much natural light they would receive. Upon discussing the proposal with the applicant, they do not have an issue with the proposal. The height and depth of the wraparound extension would not adversely impact the amenity of neighbouring properties, therefore, the height of the extension is not considered to be a reason to refuse the application.

6. CONCLUSION

The proposed development is in in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy 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.

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.