



Officer Report

Application Number: HGY/2024/0716
Application Type: Householder planning permission
Address: 123 Summerhill Road, Tottenham, London, N15 4HR
Proposal: Replacement of single glazed windows and doors to front and rear elevations with double glazed windows and doors.
Case Officer: Sion Asfaw
Valid Date: 15/03/2024
Applicant: Linn Taylor
Agent:

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The proposed development is for the replacement of the existing metal single-glazed white kitchen window and living room window and door with , double-glazed, aluminium windows and doors.

Site and Surroundings

The application site is located on the western side of Summerhill Road close to the road intersection with Philip Lane and contains a single storey (with mansard roof) mid-terraced house. The site is not within a conservation area and does not contain a listed building.

Relevant Planning and Enforcement history

No relevant planning or enforcement history in relation to this site.

2. Consultation

There were no statutory consultees for this planning application.

3. LOCAL REPRESENTATIONS

The application has been publicised by 3 letters to neighbours. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.

Design and appearance

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.

Summerhill is a residential street of mainly small, terraced housing in regular street blocks. The application seeks to install a new double-glazed, aluminium windows and doors to replace the existing metal single-glazed white kitchen and living room windows and PVC single glazed door. The kitchen window will measure 1335mm in height and 1800mm in width, the living room window will measure 1704mm in height and 2465mm in width and living room door will measure 2360mm in height and 890mm in width.

The proposed changes of fenestration are considered acceptable and will not result in a detrimental impact on the character or appearance of either the front or rear facade of the host building. The double glazing would improve the thermal insulation of the building over the existing single-glazed arrangement. The proposed window replacement will bring an element of uniformity to the dwellings fenestration with a consistent aluminium frame material, rather than the current mix of PVC and metal.

As such the proposed development is in general 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 accords with the relevant policies of the London Plan 2021 and the NPPF.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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.

Due to the nature of the development, it is not envisaged that there be would any adverse impact on the amenity of neighbouring dwellings as there is no change to scale or location of the building or windows that would materially alter/add views into neighbouring properties.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

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

5. CIL APPLICABLE

There is no increase in internal floor area and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION

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.

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.