

Officer Report

Application Number:	HGY/2024/1102
Application Type:	Full planning permission
Address:	128 Broadwater Road, Tottenham, London, N17 6ET
Proposal:	Proposed single storey side and rear extension
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	19/04/2024
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Applicant:	Viktor Olaku
Agent:	Lee Richardson

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains a ground floor flat within a two-storey semi-detached L-shape building on the south-western side of Broadwater Road, close to the junction with The Avenue. The surrounding area is wholly residential in character. The site does not fall within any conservation area.

2. THE PROPOSAL

The proposed is for single storey wrap-around side and rear extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2014/0878 – Granted 20/05/2014 - Erection of single storey rear extension to ground floor flat.

OLD/1978/0147: 25/9/87 Conversion into two self-contained flats. – Approved 22/12/1987

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

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 1

Objecting 0

Support 0

Neither 1

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

- There is a side entrance to the property, accessed via a side gate at the front of the property, which is not presented in the application. This is another fire escape route and is also likely to be accessed by emergency fire services.

Response: The proposed development does not change the ability of the fire and rescue services to attend the site. The existing access routes from 128 Broadwater Road (via the side to front/rear of the property) remain the same. Entry and exit to the property are obtained through the existing main entrance at the front. The proposal allows for secondary means of escape to the rear garden, as is the case with the existing. In the event of a fire, residents can evacuate the property to the main route of escape.

- The proposed extension in place the 650mm width approach to the back garden (and out of the back garden) is too small.

Response: the retention of 650mm width to approach to the back garden is considered to be adequate and no difference from space to the front garden as originally built.

- All parts of the extension roof must be able to facilitate the use of a scaffold and a ladder for the maintenance and repairs of the First Floor Flat (and the roof of the whole building). Access to tie bars: from the side elevation plan the extension looks like it will be covering the end of a tie bar. Extension is subject to a Party Wall agreement prior to construction, as the planned extension is currently too tall and encroaches onto the property of the First Floor Flat.

Response: the proposal retains sufficient space around to accommodate scaffolding and maintenance and repairs. Any issues to do with drainage and stability will be considered under building regulations. Structural issues will be considered under building regulations and party wall agreements.

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 proposed single storey wraparound extension would be 5.3m wide and 5.6m deep. The extension would directly abut the boundary with no.130 and set in 0.65m from the boundary with no.126 Broadwater Road. It would have a flat roof with a maximum height of 3.0m. The proposed extension would be modest in bulk and scale and subordinate in scale to the main dwelling. The extension would be finished in materials to match those of the existing dwelling.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the character and appearance of the site or wider locality. 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 modest depth of the extension on the boundary with the attached neighbour is considered acceptable and would not cause any significant material loss of light or outlook to the occupiers of no.130 Broadwater Road. Given the position of the extension relationship with the detached property at no.126 including the sufficient set in or gap from the shared boundary will not have any significant material impact on the adjoining occupiers. The height and depth of the wraparound/side/rear extension would not adversely impact the amenity of neighbouring properties.

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 accords 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.