



Officer Report

Application Number:	HGY/2024/1070
Application Type:	Householder planning permission
Address:	27 Higham Road, Tottenham, London, N17 6NF
Proposal:	Proposed single storey rear extension
Case Officer:	Nathan Keyte
Valid Date:	29/04/2024
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Applicant:	Liam & Lara Wright & Howe
Agent:	Mr Dan Brandt

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a 2 storey mid-terrace building in use as a dwellinghouse. The site does not fall within a conservation area, nor is the building a listed building.

The ground floor level is located approximately 0.6m above the rear garden level which is a feature observed to be not uncommon within the terrace.

No site visit was undertaken, with the assessment informed by photos provided with the application and publicly available imagery.

2. THE PROPOSAL

The proposed development is for a single storey ground floor rear extension.

The extension will extend 3.0m beyond the rear façade of the host building, will have a height at the side boundaries of 2.94m, with a dual-pitch roof with a ridge height of 4.24m.

Steps will lead from the rear extension to the rear garden.

3. Relevant Planning and Enforcement History

Address: 27 Higham Road, Tottenham, London, N17 6NF

HGY/2024/1066: Proposal: Certificate of Lawful Development (Proposed) for the erection of single storey extension which extends beyond the rear wall of the original house by 3m, for which the maximum height would be 4m and for which the height of the eaves would be 2.7m - Decision Date: 1 May 2024 / Decision: Permitted Development

4. CONSULTATION RESPONSES

Neighbour Consultation

The application has been publicised by the way of letters sent to neighbouring properties. No representations were received.

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.

It is noted that a design for lawful development was approved for the site under HGY/2024/1066. The design approved under HGY/2024/1066 is much the same as the current proposal, however the current proposal provides for an increase in height of the rear extension by approximately 200mm, and also proposing grey roof slates as opposed to red tiles.

The height and depth of the proposed rear extension is not considered such as to be incongruous with the host building. While the roof tiling will not match the host building in colour, existing rear extensions in the terrace contain darker tiling, and this, combined with the site not being within a conservation area, is not considered to result in development of a form unacceptable to the character of the area.

Considering the points above, the proposal will be acceptable with regard to design and will constitute a subservient addition to the host building.

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 height of the proposed extension will result in the 45 degree BRE line being marginally infringed at the adjoining window of the building to the west. Notwithstanding this, considering the minor degree of infringement this is not considered to result in an unacceptable level of impact, while noting other glazing serving the room and also that the floor plan of the adjoining dwelling if

replicating the host buildings, would have a set of larger patio doors serving the same room impacted. It is also worth noting that the rear elevation of these properties are north facing, and therefore the development would not result in the loss of sunlight by neighbouring occupants. The development would comply with the BRE test as it relates to the neighbour to the east.

The depth of the rear extension is modest, at 3.0m, and will not lead to a sense of enclosure or dominance on the adjoining neighbours. No side windows are proposed, and no adverse effects on privacy will result.

In conclusion, the proposed development will not result in an unacceptable impact on neighbouring amenity conditions.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m, and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to 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.

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: 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: 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.