



Officer Report

Application Number:	HGY/2024/1100
Application Type:	Householder planning permission
Address:	125 Seaford Road, Tottenham, London, N15 5DX
Proposal:	Rear single storey wrap around extension, with pitched roof
Case Officer:	Nathan Keyte
Valid Date:	19/04/2024
Applicant:	4 Lewis
Agent:	Mr Albert Suen

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a 2 storey mid terrace building on the east side of Woodfield Way in use as a dwellinghouse.

The site does not fall within a conservation area, nor is the building a listed building.

A visit was made to the site 07.06.2024.

2. THE PROPOSAL

The proposed is for the erection of a part infill part rear single storey extension.

The extension has been revised to have a height of 2.3m at the site boundaries, with an apex roof height of 3.1m.

The rear extension will extend beyond the existing two storey rear return by 3.0m, with the length of the infill extension being approximately 6.0m in on the eastern boundary.

3. RELEVANT PLANNING HISTORY

HGY/2023/2167

Proposal: Certificate of Lawfulness for the formation of an L-shaped rear dormer roof extension with the installation of two front roof lights.

Decision Date: 17 August 2023

Decision: Permitted Development

4. CONSULTATION RESPONSES

The application has been publicised by the way of letters. 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.

The proposed single storey extension will be modest in size and similar in depth/ design to others within the terrace/ local area, such as 117, 135 and 137 Seaford Road.

The extension would generally be finished in materials to match those of the existing dwelling.

While the roof form, being a pitched roof, differs to the generally flat roof design of other rear extensions in the area, by reason of its size and overall scale, combined with the site not being within a Conservation Area or a Listed Building, the design will not be such as to warrant refusal of the application.

Considering the points above, the proposal will be acceptable with regard to design and will not adversely impact the character of the area.

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.

With regard to the neighbour to the east at 123 Seaford Road, the adjoining site contains a single storey infill extension along a portion of the shared boundary, with a further rear extension beyond this of similar depth to the extension proposed. The adjoining glazing at no. 123 Seaford Road includes a set of rear facing patio doors immediately adjacent to the boundary, and side facing kitchen windows. The height of the proposed extension has been revised to 2.3m. While the proposed extension will result in additional built form along the shared boundary, considering the depth of the extension proposed, the revised height at the boundary, garden space remaining open to the neighbour, and that a 2.0m high boundary fencing could be erected as permitted development, the proposed development will not result in a sense of enclosure, impacts of privacy, nor adverse sunlight/ daylight impacts that would justify refusal of the application.

With regard to the neighbour to the west at no. 127 Seaford Road, the nearest window is located away from the shared site boundary, which along with the proposed height of the rear extension will avoid unacceptable adverse effects on sunlight/ daylight. With regard to the depth of the proposed extension, again noting the height of the extension being 2.7m, the length being 3.0m along the shared boundary, in addition to the depth of rear gardens provided, impacts related to dominance or sense of enclosure will be acceptable.

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.

6. 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.

7. 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building except where otherwise noted on the approved plans.

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: 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.