



Officer Report

Application Number:	HGY/2024/1092
Application Type:	Householder planning permission
Address:	138 Winchelsea Road, Tottenham, London, N17 6XQ
Proposal:	Erection of two story side extension
Case Officer:	Sarah Madondo
Valid Date:	05/06/2024
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Applicant:	Sinclair
Agent:	Joshua Valler-Feltham

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site is a two storey end of terraced dwelling house on the corner of Winchelsea Road and Forester Road. The area is residential in character and the site is not in any conservation area.

2. THE PROPOSAL

Erection of two storey side extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2023/0720 138 Winchelsea Road Erection of first floor extension Not Determined

4. CONSULTATION RESPONSES

Neighbour Consultation

No representations were received from neighbours in response to notification and publicity of the application were as follows:

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

5. PLANNING CONSIDERATIONS

Background

The property was subject of an existing Enforcement Notice (Ref: UNW/2016/00498) requiring:

The removal of the ground floor side extension in its entirety;
The making good of any damage resulting from compliance with the requirements of the notice and the restoration of the relevant parts of the property to their condition before the unauthorised development was commenced; and
The removal of all materials, debris, waste and equipment resulting from compliance with the other requirements of the notice.

The applicant has partially demolished the ground floor extension and a condition will be attached to ensure that the applicant complies with the requirements of enforcement notice. To ensure the demolition works are completed and the notice complied with a condition has been attached requiring these works within 1 month of the permission.

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 proposal is for the erection of two storey side extension to provide a morning room at ground floor and utility room at first floor. The extension would be setback slightly but because the rear of this property is in different ownership and the extension cannot be setback any further. The extension has been stepped down and would have pitched roof. 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 amenity of the site, or adjoining properties.

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.

Given that the extension would at the end of terrace it is considered the amenities of the neighbouring properties would not be adversely affected.

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 does accord with the relevant policies of the London Plan 2021 and the NPPF.

7. RECOMMENDATION

The application is recommended for approval subject to the following conditions.

Conditions:

- 1 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.

- 2 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.

- 3 Within one month from the date of this permission the remaining parts of the illegal extension (currently the rear wall and the roof) must be demolished and all the materials removed from the site in full compliance with the Enforcement Notice of 2017.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

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.