



Officer Report

Application Number:	HGY/2024/0420
Application Type:	Householder planning permission
Address:	70 Etherley Road, Tottenham, London, N15 3AU
Proposal:	Erection of single-storey rear extension to replace the existing single-storey rear conservatory.
Case Officer:	Sabelle Adjagboni
Valid Date:	19/02/2024
Applicant:	Goldberg
Agent:	Mrs June Grinstead

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for the erection of a single-storey rear extension to replace the existing conservatory.

Site and Surroundings

The application site is the left flat at 70 Etherley Road located on the southern side of the street near the intersection with Conway Road. It is not in a conservation area nor is it a listed building.

Many houses on the street and on the same block as the site can be seen to have rear extensions.

Relevant Planning and Enforcement History

The planning history in relation to the site is as follows:

OLD/1981/0378 | Single-storey rear extension for bathroom | Approve with conditions.

CONSULTATION RESPONSE

Neighbour consultation

The application has been publicised by way of 14 letters to neighbours and a site notice displayed in the vicinity of the property. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance, &
2. Impact on neighbouring amenity

Design, appearance and impact on the conservation area

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.

The proposed rear extension will be slightly bigger than the existing one. It will be full with a depth of approximately 2.7m. It features a flat continuous roof with an eave height of about 3.1m. Given that the extension is a single-storey, and considering the existing context, the scale of the proposal is considered to be subordinate to the host dwelling and in keeping with the pattern of development of the area.

The proposed rooflights meet the standard requirement and are therefore considered acceptable. The timber clad rear elevation and aluminium window frames would not match the original dwelling but would be complimentary and in-keeping.

Furthermore, the proposal will hardly be visible from the street and no alterations have been proposed on the front elevation. Therefore, the local character and visual amenity of the area would be preserved.

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 residents.

On the boundary with the right flat No. 70R, the proposal is only about 300mm deeper and 900mm higher on the eave. Although the eave's height is higher than the existing, given the modest depth of the proposal, it is considered that the additional impact on their daylight or sense of enclosure would be negligible.

On the boundary with right flat No. 68R, the depth would also be modest at about 2.7m with an eave height of 3.1m. Additionally, this neighbour benefits from a rear extension as well. Given the

modest depth of the proposal, it is considered that the impact on their daylight and sense of enclosure would be minimal.

Overall, the proposal will have no material impact on amenity, in terms of privacy, conditions of daylight and sunlight, and outlook. As such, the proposal is considered in line with the above policies.

Conclusion

The proposal is considered acceptable in respect of the character and appearance of this immediate area and would not result in material harm to the residential amenity of neighbouring occupiers.

All other relevant policies and considerations, including equalities, 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
Registered No. HGY/2024/4020

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 No part of any structure hereby granted shall be used as a roof terrace or balcony.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

Informatives:

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: 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.