



Officer Report

Application Number:	HGY/2024/0853
Application Type:	Householder planning permission
Address:	14 Pendennis Road, Tottenham, London, N17 6LJ
Proposal:	Demolition of existing low quality PVC canopy and extension and replacement with high quality extension.
Case Officer:	Eunice Huang
Valid Date:	26/03/2024
Applicant:	Ms Isabella Newell
Agent:	Mr Stephen Maginn

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

2. Planning assessment

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 demolition of existing low quality PVC canopy and extension and replacement with high quality extension.

No 14 Pendennis Road is a three bed 1930's terraced house and sits on a street which has a mix of extensions and loft conversions of various scales and materialities. The property is located between Lordship recreation ground and Downhills park and is not located within a conservation area.

The works are to replace the current low-quality extension to the rear and add a new extension. The extension would be of similar volume to that of the existing and would remain subservient to the host building. The new extension also includes a high-level east facing window and a new roofline.

It is noted that a certificate of lawful development granted for the rear dormer and front rooflights under HGY/2024/0698.

Given the current extension on site and the points discussed above proposal is considered acceptable in design terms and in terms of the character and appearance 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.

The proposed extension would not have any adverse impact in terms of the amenity currently enjoyed by occupiers of neighbouring properties given the position and height of the current extension. It is noted that there will be a high-level side window on the side facing No 12. Due to the height and positioning of this side window it would not affect neighbouring amenity in terms of privacy. Rather the inclusion of such a feature serves to reduce the height of the solid wall on the boundary as such representing an improvement to conditions of outlook and amenity to the occupiers of this property.

The proposal would also remove the PVC corrugated canopy which in part affect the amenity to No 12.

Overall, the extension here is considered acceptable in amenity terms consistent with the policies outlined above.

6. CIL Applicable

N/A

6. Summary and Conclusion

The proposal is considered acceptable in terms of design and amenity considerations. and complies with relevant planning policies and guidance. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

3. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The approved plans comprise drawings listed above. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 No part of roof to the rear extension hereby approved shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.