



Officer Report

Application Number:	HGY/2024/2407
Application Type:	Householder planning permission
Address:	23 Shelbourne Road, Tottenham, London, N17 0JX
Proposal:	Side return extension and kitchen refurbishment. Minor external works to garden.
Case Officer:	Oskar Gregersen
Valid Date:	20/09/2024
Applicant:	Mrs Susan Mannix
Agent:	Mr Henry Bird

RECOMMENDATION

Approve with Conditions

1. Consultation

No representations were received in response to notification and publicity of the application.

2. Planning assessment

The application site relates to a two-storey residential dwellinghouse located on the East site of Shelbourne Road. The surrounding area is residential in nature with a mix of architectural styles of housing. The application site backs onto railway tracks and has a large rear garden.

The application history in relation to this site is as follows:

- HGY/2002/1135 | Construction of a crossover to classified road
Approve w/ Conditions

- HGY/2024/1299 | Certificate of lawfulness: (proposed) erection of side infill extension.
Refuse

- HGY/2024/1987 | Erection of single storey extension which extends beyond the rear wall of the original house by 5.8m, for which the maximum height would be 3m and for which the height of the eaves would be 3m
Refuse

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

This application is seeking consent for a side infill extension to a depth of 6.2m, with a maximum height of 3.7m pitching down to 2.5m at the eaves. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

Infill extension

The proposed single storey infill extension would be 1.8m wide and 6.2m deep. The extension would directly abut the boundary with No.25 Shelbourne Road and would extend 6.2m on the shared boundary. It would have a pitch roof with a maximum height of 3.7m pitching down with to a height of 2.5m on the boundary.

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

Overall, the proposed extension would be modest in bulk and scale and subordinate to the current outrigger and dwelling. It is also observed that several neighbouring properties, such as Nos. 17 and 19 have extensions at a similar depth. Therefore, this extension is considered acceptable in design terms and in terms of the character and appearance of the surrounding area and pattern of development.

Impact on neighbouring amenity

The proposed infill extension would extend 6.2m along a shared boundary with the neighbouring site, with an eaves height of 2.5m for the full length. It would have 3No. rooflights positioned above the proposed dining area.

It is noted that the No. 25 Shelbourne Road has a small rear extension which abuts the boundary measuring roughly 2m in depth and would mitigate some of the impact to amenity created by the depth of the proposed extension. As such, the perceived depth of the proposed extension when measured from the neighbouring site would be 4.2m with an eaves height of 2.5m.

Given the measures taken to reduce the height of the proposed extension at the eaves, and the existing extension at No. 25, it is deemed that the proposed extension would not have any adverse impact on neighbouring amenity, being generally compliant with policy and following the pattern of development in the area.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

3. CIL Applicable

N/A – Under 100sqm no new unit.

4. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following 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, unless indicated otherwise 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: 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.

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.