



Officer Report

Application Number:	HGY/2024/3561
Application Type:	Householder planning permission
Address:	Flat B, 89 Carlingford Road, Tottenham, London, N15 3EJ
Proposal:	Erection of a single storey return infill & rear extension
Case Officer:	Sabelle Adjagboni
Valid Date:	27/12/2024
Applicant:	B&K INVESTMENTS LIMITED
Agent:	Mr Jacob Weiner

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a single storey rear and side extension. The depth of the proposal has been reduced from the original proposal.

Site and Surroundings

The application site is a two-storey mid-terrace property. It is located towards the western side of Carlingford Road. It is the property on the right as part of a pair of maisonettes vertically divided. The surroundings are residential in character, made up predominantly of other residential maisonettes and terraces.

The site is not situated within a conservation area and is not a listed building. Multiple houses on the street can be seen to have rear extensions including its twin pair No. 89A.

Relevant Planning and Enforcement history

The history of the site is as follows:

1 - HGY/2024/3563

Address: Flat B, 89 Carlingford Road, Tottenham, London, N15 3EJ

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.88m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Decision Date: 4 February 2025

Decision: Refuse

2 - HGY/2024/3562

Address: Flat B, 89 Carlingford Road, Tottenham, London, N15 3EJ

Proposal: Lawful development: Proposed Use for the erection of a rear dormer extension

Received Date: 27 December 2024

Valid Date: 27 December 2024

Decision Date: Ongoing

Decision:

CONSULTATION RESPONSE

No consultation was made for this application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 5 letters to neighbours. The number of representations received from the neighbours is:

Supporting: 0

Objecting: 5

The reasons for the objections are summarised below.

Material reasons

- Out of keeping with pattern of development in the area – proposal is deeper than other extensions
- Loss of garden space with implications on drainage and biodiversity
- Unclear on external facing materials, upvc frame windows considered of lower quality
- Proposal would set negative precedent on street
- Loss of light and privacy due to depth
- Bathroom removed from ground floor plan and not replace anywhere else

Officer comments:

These material concerns will be addressed in subsequent parts of the report.

Non-material reasons

- Multiple applications for the similar scheme with previous one being refused
- Errors or inaccuracies on drawings
- Concern that works have already begun without planning permission
- Concern regarding scale as drawing notes states 'do not scale'

Officer comments:

This is the second planning application for this scheme. The previous application was for prior approval and the current scheme has been amended in that the height of the side infill has been reduced.

Errors regarding the address and scale have been corrected. The 'do not scale from drawings' note is addressed to contractors. For the purposes of this planning application, the scale bar and dimensions stated accurately measure as indicated. A condition will be added for works to be carried out in accordance with the approved plans.

If neighbours have concerns about unlawful development, they are advised to address them to the council's enforcement team.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and Appearance
2. Impact on neighbouring amenity.

Design and 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 has been revised to reduce the height on the boundary with No.91A. The depth of the proposal on this boundary is 4.89m, featuring a pitched roof with an eaves' height of approximately 2.4m. On the other side, the extension would protrude about 1.8m from the existing outrigger and would have a flat roof with a height of about 3m on the boundary with 89A. As a single-storey addition, the extension will remain subservient to the host building, ensuring it does not overwhelm the existing structure. From a design perspective, the extension is not considered excessive in size or scale. Moreover, given that the depth of the extension at the rear is about 1.8m, and considering the size of the garden, the proposal would not lead to an unreasonable loss in garden space.

Regarding the removal of the bathroom from the plans, another application for a loft conversion (ref. HGY/2024/3562) has been submitted along this one. The same officer is in charge of both applications and has assessed that the loft conversion meets permitted development and therefore will be granted permission. The loft conversion plans show that there will be a bathroom on the first floor and the third bedroom will be moved to the loft

level with its ensuite bathroom. Taking both plans in conjunction, the risk of the property having no bathroom at all is limited.

The flat roof design is visually unobtrusive and aligns with the form of the existing ground floor rear projection. The supporting documents indicate the use of matching materials, which is suitable for maintaining architectural consistency. The inclusion of roof lights and the bay door is also deemed acceptable, as these elements will not negatively impact the visual appearance of the extension but will allow an adequate amount of light internally. The existing windows are upvc, therefore, the use of upvc here is not contested. Additionally, the extension will not be visible from any public vantage point.

Furthermore, similar rear and side extensions can be observed in the vicinity, specifically at Nos. 89A, 87B, 83A, and 83B to name a few. Thus, this proposal is consistent with the character and development patterns of the area, reinforcing its coherence within the local context.

The proposed rear extension demonstrates acceptable design quality, with no adverse effects on the character and appearance of the host property or the surrounding area. Key architectural features of the property will be preserved, and the addition will not be directly visible from any public vantage points, thereby preserving the character of the area.

As such, the proposal aligns with the relevant policies.

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 resident.

On the boundary with No.91A, as mentioned above, the height of the extension has been reduced to just under 2.4m. As a result, the impact of the extension on this neighbour's daylight or sense of enclosure would be minimal. It is also worth noting that this neighbour has a pending planning application for a similar single storey rear extension, reference number HGY/2025/0192. Should this approved, the impact on amenity would further be mitigated.

On the other boundary with No. 89A, the depth of the proposal will be less than the depth of their existing rear extension. Therefore, the impact on their daylight or sense of enclosure would be negligible.

As the structure would be a single storey, the impact on privacy is not considered to be over the extent of what is existing.

As such, the proposal is in line with the above policies.

Conclusion

The proposal is considered acceptable in design and appearance, as well as amenity terms.

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/2024/3561

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.

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.

- 4 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.