



Officer Report

Application Number:	HGY/2024/3444
Application Type:	Full planning permission
Address:	16 Bromley Road, Tottenham, London, N17 0AR
Proposal:	Erection of single storey & part double storey rear extensions
Case Officer:	Laina Levassor
Valid Date:	16/12/2024
Applicant:	4 Mr & Mrs A & G Parkerr & Roseh
Agent:	Mr Sm. Thapa

RECOMMENDATION

Approve with Conditions

SITE HISTORY

PLANNING CASES (3)

1 - HGY/2001/1551

Address: 16, Bromley Road, London, N17 0AR, London

Proposal: The erection of a two storey rear extension and insertion of three new windows to the side elevation.

Decision Date: 12 December 2001

Decision: Approve with Conditions

2 - HGY/2013/2107

Address: 16, Bromley Road, London, N17 0AR

Proposal: Erection of outbuilding in rear garden.

Decision Date: 4 December 2013

Decision: Permitted Development

3 - HGY/2024/3427

Address: 16 Bromley Road, Tottenham, London, N17 0AR

Proposal: Certificate of Lawfulness for proposed hip to gable and rear dormer extensions to facilitate loft conversion

Decision Date: 21 January 2025

Decision: Permitted Development

4 - HGY/2014/0883

Address: 23 Bromley Road, Tottenham, London, N17 0AR

Erection of ground floor and first floor rear extension and alterations to front fenestration

Decision Date: 20 May 2014

CONSULTATION RESPONSES

The following objection was received in response to notification of this application:

Cllr John Bevan - Objection. Concerns over loss of amenity by overlooking, and poor internal standards of accommodation (natural daylight levels, single aspect, loss of amenity space) as well as loss of a large family home.

Officer Comments: Space (and size) standards relate to conversions and new dwellings - this application proposes an extension to a single family dwelling. Compliance with building regulations are not considered in assessing a planning application. Impacts to neighbouring amenity including overlooking, loss of light etc., are considered within this report. The property falls within the Family Housing Protection Zone and any such conversion to smaller units would require planning permission - this is not relevant to this application as a conversion is not proposed. The property falls within an Article 4 Direction area restricting permitted development rights for change of use to HMO and any such conversion would require permission - this is not relevant to this application as a conversion is not proposed.

ANALYSIS & ASSESSMENT

The application site is a two-storey, semi-detached, corner-plot dwelling located on the southern side of Bromley Road. The site is not within any conservation area but is covered by the Family Housing Protection Zone & the Article 4 Direction for HMO's.

This application seeks approval for the construction of a rear extension, comprising both single-storey and two-storey elements. The extension will add an additional depth of 4 meters. The single-storey section, standing 2.85 meters high, will be situated adjacent to the neighboring boundary. This section will connect to the two-storey element, forming a two-storey outrigger at the point where the property meets the highway. The eaves two-storey element will match the eaves height of the existing roof but sits below the ridge.

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 proposed extension will be constructed using materials that match those of the existing dwelling. The architectural form and construction methodology are consistent with other developments along Bromley Road. Specifically, the design replicates the approved extension at No. 23, which is situated directly opposite the site and adjacent to the roadway between the 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.

The proposed single-storey element will be constructed up to the shared boundary with No. 15, which already has a similar extension along the boundary and will not be impacted by the new development. The rear of the site is separated from No. 17 by garden space and garage buildings, minimising the extension's impact. No. 17 does not have any side elevation windows facing the site, and the proposed extension does not introduce new vantage points that would result in overlooking or loss of privacy for either neighbouring property.

CONCLUSION

The proposed extension complies with Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD, which respects the local context. It aligns with building height, form, scale, massing, building lines, and architectural details. Additionally, in line with DPD Policy DM12, the extension is site-specific and sensitive, complementing the original building's form, setting, and architectural characteristics. High-quality matching or complementary materials will be used appropriately.

The proposed single-storey extension adheres to both London Plan Policy D6 and DPD Policy DM1 by ensuring it does not negatively impact the daylight, sunlight, or privacy of neighbouring properties. The design respects the existing extensions and spatial arrangements, thereby maintaining the amenity and privacy of the surrounding residents.

For the reasons above, permission should be granted.

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. Specifically, the new approved side elevation (street facing) shall match the existing materials on that facade, i.e. brick to lower part and render to upper.

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: 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.

INFORMATIVE: The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm