

Officer's Report

Application Number	HGY/2022/2512
Type	Full planning permission
Location	20, Roslyn Road, London, N15 5ET
Proposal	Retrospective application for ground floor rear infill extension
Case Officer	Oskar Gregersen
Valid Date	23/09/2022
Applicant	Miss Molly Wheeler
Agent	Miss Molly Wheeler

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey end of terrace dwellinghouse in the east of the borough. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision.

The proposal is a retrospective application for a 3m deep, 1.8m wide and 2.75m tall side-return extension on the eastern edge of the site. The LPA notes that normally an eaves height of 2.75m would be too high to be acceptable, however in this instance the proposal borders an alleyway minimising the impact of neighbouring amenity.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general 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. The proposed development also accords 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. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

Conditions:

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- 2 The approved plans comprise drawing Nos. 0000_Site Plans, 0100_Existing Ground Floor, 0200_Existing Rear Elevation. 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.