

Officer's Report

Application Number	HGY/2022/3350
Type	Full planning permission
Location	117 & 119, Wargrave Avenue, London, N15 6TX
Proposal	Ground floor rear extension to no.119 Wargrave Avenue, and joint first floor rear extension to nos. 117 and 119 Wargrave Avenue.
Case Officer	Oskar Gregersen
Valid Date	21/10/2022
Applicant	Mr Stern
Agent	Mr Abraham Friedrich

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The application site is two dwellinghouses, one two storey, the other three storey having had a type-3 extension. The site falls within the catchment of the South Tottenham SPD, however, is not located within any conservation area nor are there any listed buildings on the site.

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

The proposal seeks the erection of a 3m deep, rear ground floor extension to 119 Wargrave Avenue, and a joint 2.5m deep first floor rear extension spanning 117 & 119 Wargrave Avenue.

The proposed extensions would be finished in materials similar to that of the existing, and therefore the LPA deems that the impact of the character of the host dwellings and surrounding area would be negligible.

The proposal is in accordance with the pattern of development allowed in South Tottenham through the South Tottenham SPD. Where the first floor rear extension is no deeper than 2.5m and half-width.

The height and depth of the rear extensions would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property, as it is in accordance with the GDPO.

The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and

SP12 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:

- 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 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 joint first floor rear extensions of the approved development must be completed simultaneously, as per the approved drawings.

Reason: The condition is imposed to ensure that all aspects of the permission are build out, so as to avoid later developments causing unnecessary damage to the surrounding character and neighbour amenity.

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.