

Officer's Report

Application Number	HGY/2022/2814
Type	Householder planning permission
Location	92 Downhills Way, Tottenham, London, N17 6BD
Proposal	Demolition of existing rear extension and erection of full width rear extension.
Case Officer	Sarah Madondo
Valid Date	11/10/2022
Applicant	UK North London Lettings Ltd
Agent	Ben Cook, David Joseph Consulting

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The application site is two storey mid terraced property located on Downhill Way. The property has been extended by way of single storey rear extension. The site is not in any conservation area and is not a listed building.

Design and appearance

Permission is sought for the erection of full width single storey rear extension to the rear and includes the alterations to the front garden, which will be discussed further in this report. The proposed rear extension would be 3.5 metres deep, 6.45 metres wide and 3.2 metres in height. The proposed extension would be finished with matching materials with white timber painted windows. There are many examples of full width extensions on this terrace; therefore, it is considered that proposed extension would be acceptable. 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.

Impact on neighbouring amenity

Given that no. 90 has an existing extension, it is considered that the amenities of this property would not significantly be harmed. In relation to no. 94, the proposed extension would be 0.5 metre deeper than what is permissible under permitted development and given that these are common development on this terrace it is considered acceptable and would not have a significant impact on this property.

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.

The development shall be completed in accordance with the approved plans except

- 2 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.

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.