

Officer's Report

Application Number	HGY/2022/4011
Type	Full planning permission
Location	47 Ground Floor Flat A, Rathcoole Avenue, Hornsey, London, N8 9LY
Proposal	Erection of single storey rear extension
Case Officer	Laina Levassor
Valid Date	04/11/2022
Applicant	Mr david barnard
Agent	Mr david barnard

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

The subject site is ground floor flat set within a two storey building located on the northeastern side of. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

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

REASONS FOR GRANTING PERMISSION

This application proposes the erection of a single storey side and rear extension. The proposed single storey extension would form an L-shaped extension around the existing two storey outrigger, at ground floor level. The full width extension would project 3m in depth from the rear elevation of the outrigger and where spanning to the neighbouring boundary of No.32, the depth measures around 8.9m.

This type of ground floor and roof extension can be seen throughout the local residential area and is in keeping with local development and is therefore considered acceptable. Further to this as the development is to be constructed to match the appearance of the host dwelling, the local character and visual amenity of the area will be protected. 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.

Where the extension is sited along the boundary of No.45, the extension would not exceed 3m in depth with an eaves height of 2.89m. This could be achieved under permitted development and is generally considered a neighbourly form of development. Along the boundary of No.49, the proposal would match an existing extension. 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, DM9, 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.

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.

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: 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.