

Officer's Report

Application Number	HGY/2022/3850
Type	Full planning permission
Location	1, Lealand Road, Tottenham, London, N15 6JS
Proposal	Single storey rear extension.
Case Officer	Sarah Madondo
Valid Date	20/10/2022
Applicant	Mr Cornel Tile
Agent	Mr Roy Khatchadourian

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The application site is single storey church building located on Lealand Road. The area is residential in character and the site is not in a conservation area.

Design and appearance

Permission is sought for the erection of single storey rear extension to provide toilet and office area for the church. The proposed extension would be full width with flat roof and finished with clad in timber, painted white matching aesthetic. The proposal would include installation of 7 rooflights onto the roof which is 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 the neighbouring amenity

Given that the extension would be single storey backing onto the path that separates the site from the rear gardens of properties on Ferndale Road and not higher than the existing building it is considered the neighbouring properties to the rear would not be significantly impacted. Therefore it is considered that there will be no material loss of privacy to neighbouring properties. The increase in floor space is not considered significant enough to result in an increase in intensity of use, activity or noise large enough to be materially harmful to neighbouring amenity.

The proposal is acceptable in amenity terms.

Transport /servicing impact

The additional floor space is not considered significant enough to impact on the local highway network compared to the existing use.

Conclusion

The proposed development is in general accordance with all relevant policies and considerations. Planning permission should be granted for the reasons set out above.

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 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.

Informatives:

- **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: 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.