

Officer's Report

Application Number	HGY/2022/4200
Type	Full planning permission
Location	37-39 Norfolk Avenue, Tottenham, London, N15 6JX
Proposal	Joint application for first-floor extensions to Nos. 37 and 39 Norfolk Avenue.
Case Officer	Oskar Gregersen
Valid Date	23/11/2022
Applicant	Other NORFOLK INVESTMENTS LIMITED
Agent	mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- The objection received stated there would be no objection if the proposed extension were shallower than 1.5m (Officer comment: This matter is dealt with in the report below)

2. REASONS FOR GRANTING PERMISSION

2.1 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.

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

2.3 The proposal seeks the erection of shared 2.5m deep first floor rear extension spanning 37-39 Norfolk Avenue

2.4 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.

2.5 The proposal is in accordance with the pattern of development allowed in the wider area and in line with the informal approach agreed by officers for proposed new first floor rear extensions within the South Tottenham, being carried out as a linked development between two neighbouring properties, with the extension being no deeper than 2.5m and less than half the width of the existing property. The resulting extension is considered sufficiently subordinate to the existing property and in keeping with the original style of rear outrigger common to properties of this age and size.

2.6 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.

2.7 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.

2.8 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 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.

- 4 The development hereby approved shall be implemented, built and completed at the same time in respect of both properties No's 37 and 39 Norfolk Avenue unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason: In the interests of co-ordinating the development and the provisions of the Planning & Compulsory Purchase Act 2004.

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: 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:-

- 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.