

# Officer's Report

|                           |                                                                                    |
|---------------------------|------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/4365</b>                                                               |
| <b>Type</b>               | <b>Householder planning permission</b>                                             |
| <b>Location</b>           | 26 Ripon Road, Tottenham, London, N17 6PP                                          |
| <b>Proposal</b>           | Joint application for single storey side infill extensions at adjoining properties |
| <b>Case Officer</b>       | Oskar Gregersen                                                                    |
| <b>Valid Date</b>         | 08/12/2022                                                                         |
| <b>Applicant</b>          | Zoe & Holly-Leigh/David Crosse & Selby                                             |
| <b>Agent</b>              | Mr Marco Curtaz                                                                    |

## **RECOMMENDATION**

### **Approve with Conditions**

#### 1. REPRESENTATIONS

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

#### 2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a pair of two storey residential terraced dwellinghouses. No.26 is sited at the end of the terrace with a garage to the north. The site is close to Downhills Park in the east of the Borough. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision. Officers note that there has previously been a Prior Approval application for a large rear extension refused at No.26 Ripon Road due to an objection.

2.3 The proposal seeks the addition of matching, 6.4m deep, side infill extensions to Nos. 24 and 26 Ripon Road. These extensions would be a maximum of 4m tall measured from No.26 Ripon road, which a pitched roof down to an eaves of 3m. These extensions would bring the rear walls of the original dwellings in line with the rear wall of the existing outriggers. These additions would appear sub-ordinate to the host dwellings, whilst providing additional space to the occupants.

2.4 The drawings and design and access statement submitted appear to show that the materiality of the proposed extensions would respect the existing dwellinghouses. Providing a contemporary and appealing addition to both sites respectively. With respect to design, the proposed additions would both compliment and add to the character of the existing buildings.

2.5 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.

2.6 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.

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.

**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.