

Officer's Report

Application Number	HGY/2022/4417
Type	Householder planning permission
Location	24 -26 Wargrave Avenue, London N15 6UD
Proposal	Erection of ground floor extensions to the rear of both properties.
Case Officer	Sarah Madondo
Valid Date	14/12/2022
Applicant	Mr Shulem Aksler
Agent	Shulem Posen

RECOMMENDATION

Approve with Conditions

Proposed development

The proposal is for a joint application for the erection single storey extensions to nos. 24 and 26 Wargrave Avenue.

Site and Surroundings

The sites are two mid terraced properties located on Wargrave Avenue in South Tottenham. The area is residential in character and characterized by larger extensions. The site is not located in any conservation area.

Design and appearance

Permission is sought for the erection of 6 metre deep extensions at no. 24 & 26 Wargrave Avenue provide a bigger kitchen/dining area. No 24 Wargrave Avenue has 3.4 metre deep extension and the new extension would increase the depth to 6 metres which is normally permissible under permitted under prior approval. However, in this case permission is sought for both properties hence the joint application. The proposed extensions would be finished in brickwork to match the existing. 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 properties

The proposed extensions will sit between the extensions at No's.22 & 28. Given the existing extensions at the immediate neighbours and the others along the terrace, the extensions will not have any detrimental effect on the host or neighbouring properties in terms of amenity and character.

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 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 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.

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 development hereby approved shall be implemented, built and completed at the same time in respect of both properties No's 24 & 26 Wargrave 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: 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