

Officer's Report

Application Number	HGY/2022/3992
Type	Householder planning permission
Location	290, Philip Lane, Tottenham, London, N15 4AB
Proposal	Wrap around ground floor rear extension.
Case Officer	Daniel Kwasi
Valid Date	03/11/2022
Applicant	Mr Steve Roth
Agent	Mr - Stern

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a two storey mid-terrace dwellinghouse. It is on the northern side of Philip Lane between Downhills Park Road to the northeast and Keston Road to the southwest. The site is not located within any conservation area.

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

The side part of the wraparound extension is down pitched towards the neighbour's fence to prevent overshadowing and reduce the bulk of the extension, and it would not constitute an overbearing scale. The rear part of the wraparound extension would appear subservient to the main dwelling and would not cause overlooking. There are other examples of wraparound extensions in the local area and there is a precedent for this type of development.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The proposed development is at the rear and so it would not appear incongruous on the street scene. Therefore, the local character and visual amenity of the area will be protected.

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. The side of the extension will be 2.3m in height at the fence adjacent to no.292 to prevent overshadowing. 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 policy 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.

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.