

Officer's Report

Application Number	HGY/2022/3887
Type	Full planning permission
Location	92-94 Wargrave Avenue, 92-94 Wargrave Avenue, London, N15 6UA
Proposal	Proposed joint first floor rear extension at 92-94 Wargrave Avenue
Case Officer	Gareth Prosser
Valid Date	28/10/2022
Applicant	Mr Joseph Sonnenschein
Agent	Shulem Posen

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

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

- None

REASONS FOR GRANTING PERMISSION

The subject site is a pair of three storey terraced houses with large ground floor rear extensions located within South Tottenham. The site is not located within a conservation area, is not a listed building and does not fall within the curtilage of a listed building.

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

The applicant proposes a joint first floor rear extension at 92-94 Wargrave Avenue. The proposed would be 2.5m in depth which correlated with other such extensions in south Tottenham and would be built in materials to match the existing. As such, 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.

Given that the proposal is set away from the neighbouring properties on either side, the height and depth of the proposal 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, DM9, 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.

The proposal has been assessed by LBH Conservation Officer who raises no objections and would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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 condition(s):

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 92-94 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.