

Officer's Report

Application Number	HGY/2022/3546
Type	Full planning permission
Location	1A, Terront Road, London, N15 3AA
Proposal	Conversion of the existing garage to a habitable room including internal alterations on the ground floor, and external alterations that include replacing the front and garage doors with aluminium framed timber clad triple glazed windows, repositioning new front door in the canopy, replacing the mono-pitched roof with a flat roof and rooflight, replacing the existing side elevation windows with timber framed triple glazed windows, and replacing the ground floor rear elevation door and windows with aluminium framed triple glazed patio doors. Cladding the external elevations with cork external wall insulation.
Case Officer	Daniel Kwasi
Valid Date	13/10/2022
Applicant	Woodcroft
Agent	Mr Craig Rosenblatt

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 detached family dwellinghouse in a predominantly residential area. It is the only house with these characteristics on this road. It is on the eastern side of Terront Road, towards the north end near West Green Road. It is opposite WEST Green Primary School and adjacent to The Salvation Army Tottenham Citadel Corps. The site is not located within any conservation area 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 proposed development includes the conversion a garage into a habitable space, which includes the replacement of a garage door with a window. The mono-pitched roof above the existing garage would be converted to a flat roof with a parapet wall and a rooflight. The existing garage front wall would be extended slightly sideways to create a new porch, which would include a new aluminium framed narrow window, and a change in the position of the entrance door. The existing garage door would be replaced by a new window. A new aluminium framed triple glazed patio door is also proposed to replace the existing door and window on the rear elevation. The north side elevation would also provide tow new wide aluminium framed timber clad triple glazed windows in place of the existing side door.

The alterations to the front are would improve the appearance of the existing dwelling and enhance the appearance of the surrounding area, with the internal alterations improving the living standards

for the occupants. The alterations to the rear would not be visible on the street scene, and therefore would not appear incongruous.

The proposed development 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.

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, 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.

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: 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.
- **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: 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.