

Officer's Report

Application Number	HGY/2022/3882
Type	Householder planning permission
Location	67, Higham Road, Tottenham, London, N17 6NQ
Proposal	Replacement of existing rear verandah over patio with a full width single storey rear extension across the rear wall of the existing dwellinghouse and side extension with the insertion of 2 x rooflights, and creation of a new obscure glazed window on the flank wall of the existing side extension (AMENDED DESCRIPTION)
Case Officer	Daniel Kwasi
Valid Date	23/12/2022
Applicant	MRS FERYA ONAL NAS
Agent	NURHAN ERK

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 an end-of-terrace dwellinghouse on the north side of Higham Road, on the corner of Higham Road and Gloucester Road. 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.

- HGY/2008/1290 – Erection of single storey rear extension and first floor side extension – Granted permission on 05/08/2008

The proposal is for the replacement of an existing rear verandah over a patio with a full width single storey rear extension across the rear wall of the existing dwellinghouse and side extension with the insertion of 2 x rooflights, and the creation of a new obscure glazed window on the flank wall of the existing side extension.

There is a precedent for single storey rear extension on Higham Road, for example, the rear single extension next door at no.65. The proposed single storey rear extension would be 50cm deeper than the next door at a depth of 3.5m would not be higher than the ground floor. The proposed rear extension would not constitute an over dominant addition to the property, and it would not appear intrusive and out of keeping with the character and appearance of the area. The existing boundary treatment (inc. fencing and trees) adjacent to Gloucester Road would ensure that the proposed development would not appear incongruous on the street scene.

The proposal is considered to be 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 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.

Refusal Reasons:

The proposed terrace detracts from the appearance of the building and would result in unacceptable overlooking of adjacent properties leading to a loss of privacy contrary to Policies 7.4 and 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017.

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.
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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.