

Officer's Report

Application Number	HGY/2022/4547
Type	Householder planning permission
Location	33 Ranelagh Road, Tottenham, London, N17 6XZ
Proposal	Erection of a small single storey rear extension, 2 no. new windows on the existing side wall of the main house with a canopy and internal alterations, and repairs to the boundary garden wall with Belton Road.
Case Officer	Daniel Kwasi
Valid Date	26/12/2022
Applicant	Mr and Mrs Jane + Mark Landau and Morgan
Agent	mr Jody O'Sullivan

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 end-of-terrace dwellinghouse at the corner of Ranelagh Road and Belton Road. The surrounding area is predominantly residential in character. Unlike the majority of the neighbouring houses this site does not have an outrigger at the rear, the front windows are not bay windows, and the house is trapezoidal in shape. 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 is for the erection of a small single storey rear extension, 2 no. new windows on the existing side wall of the main house with a canopy and internal alterations, and repairs to the boundary garden wall with Belton Road. The single storey rear extension would be 3.4m in depth from the rear wall and 2.4m in width, and would provide more space for living area. Both the new rear extension and canopy will comprise a new slated roof and rear facing windows, whilst the existing lean-to shed would be retained with the existing slated roof, but would undergo internal alterations to complement the piano room. The extensions at the rear would not extend beyond first floor level. The repairs to the boundary facing Belton Road would improve the character and appearance of the site and surrounding area, as well as improve the safety of the occupants. The two proposed windows on the side of the house facing Belton Road do not serve habitable rooms, so they would not impact on the private amenity of no.31, and so they are acceptable. The overall size of the proposal is not considered to cause an impact on the character and appearance of the dwelling and the surrounding area.

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.

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.

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.