

Officer's Report

Application Number	HGY/2023/0004
Type	Householder planning permission
Location	17 Graham Road, Tottenham, London, N15 3NH
Proposal	Erection of a single storey rear extension.
Case Officer	Daniel Kwasi
Valid Date	03/01/2023
Applicant	Havnen
Agent	Chiara Amato

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The application site is a two-storey residential property suited at the centre of a row of terraced houses facing Duckett's Green. The site is not in the conservation area nor does it fall within the curtilage of a listed building. The neighbouring houses are also terraced houses of the same character. There is a similar rear extension next door at no.19 that was approved under HGY/2022/2181.

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

- HGY/2021/1633 - Single storey rear extension – Granted permission on 14/07/2021

This is an application for the construction of an L-shaped ground floor rear extension, with two rooflights, a lantern and aluminium folding doors to access the garden. It is similar to the previous approval under HGY/2021/1633, but the only difference is that it would extend by 3m from the rear wall instead of 2.5m. This is so that the rear wall of the proposed extension aligns with the extension at no.15 and the extension at no.19 (HGY/2022/2181), and so this creates consistency. Therefore, it would infill the gap between no.17 & 19 and then wrap around at 3m deep along the boundary with no.15. It would also be similar in height and depth to the extension approved at no.19. It will be finished with brickwork to match the existing.

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 DM 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.
- 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.

Informatives:

- **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.
- **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.