

Officer's Report

Application Number	HGY/2022/3449
Type	Householder planning permission
Location	15 Bourn Avenue, Tottenham, London, N15 4HP
Proposal	Demolition of garage and erection of single storey front and side extensions.
Case Officer	Daniel Kwasi
Valid Date	28/09/2022
Applicant	Mr C Ladopouli
Agent	Chris Georgiou

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 two storey dwellinghouse at the north of Bourn Avenue. The surrounding area is predominantly residential character. To the north end of the road Philip Lane where New Testament Assembly Church is located to the northwest from the site. 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/2022/3450 - Certificate of lawfulness: proposed use: Hip to gable roof extension and rear dormer extension – Permitted development on 24/01/2023

The proposed front extension would comprised a small porch with a new entrance door with double glazed sidelights that align with the new cavity wall that has been brought forward and provides more space for the new study room. The cavity wall would be rendered to match the existing dwelling. The garage door would be replaced by a new uPVC window to match the existing windows, and the existing side door on the garage would be replaced by a brick wall to match the existing wall. The proposed front extension roof would be mono-pitched with tiles that match the existing dwelling. The rest of the roof above the converted garage would be flat roofed, and would match the height of the existing rear extension. The drawings show that the parking space to the front would be closed off because the parking bay would not be retained, which will result in a negligible rise in parking stress. Overall, the front extension would be a modest addition to the dwellinghouse.

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 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.