

Officer's Report

Application Number	HGY/2022/4321
Type	Full planning permission
Location	Flat 1, 27 Kimberley Gardens, Tottenham, London, N4 1LB
Proposal	Single story, rear, side return extension to ground floor two bedroom flat
Case Officer	Oskar Gregersen
Valid Date	05/01/2023
Applicant	Ms Lydia Weigel
Agent	Mr Joseph Cassar

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Two representations were received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- Both representations were in support of the application

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential dwellinghouse, sub-divided as three flats in 1982. The site is located on the eastern side of the Harringay Ladder, and is not located within any conservation area and does not fall within the curtilage of a listed building.

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

2.3 The proposal seeks the replacement of an existing rear extension with a 6m deep rear extension to the ground floor flat of 27 Kimberley Gardens. The Proposed rear extension would be 6m deep facing No.25 Kimberley Gardens, and 3.5m deep facing No. 29. The maximum height of the extension would be 3.8m, with a pitched roof sloping down to 2.4m at the boundaries.

2.4 The proposed rear extension would form a small courtyard/lightwell that would allow light into the rear rooms of the flat, and allowing for a considerably sized kitchen and dining area.

2.5 The proposed rear extension would provide an interesting addition to the host dwelling, finished in contrasting, but complimentary, materials to the host dwelling. The proposed lightwell, whilst being an interesting architectural feature, also serves to mitigate the impact of neighbouring amenity.

2.6 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.

2.7 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.

2.8 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.

2.9 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: 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.