

Officer's Report

Application Number	HGY/2022/4462
Type	Householder planning permission
Location	110 Clonmell Road, Tottenham, London, N17 6JU
Proposal	Erection of single storey wraparound rear extension
Case Officer	Mercy Oruwari
Valid Date	19/12/2022
Applicant	Thomas Fulcher
Agent	Mr George Kain

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

One representation has been received from a neighbouring property. They do not object in principle to the extension but ask the LPA to consider its height and depth and the potential impact on light levels and amenity to their property. Officer note: these matters are discussed in the report below.

REASONS FOR GRANTING PERMISSION

The subject site is a two storey mid terrace property located on Clonmell Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building. There is no previous planning history on the site.

Permission is sought for the erection of a single storey wraparound extension. The proposed rear extension originally would have projected from the outrigger by 3.5 metres. This combined with the infill would be deemed as excessive. The depth has been reduced to 3 metres to what would be equivalent to the allowance for permitted development.

Given that the neighbouring property at No 112 has an existing rear extension and the extension pitches down to 2.4 metres on the boundary of No 108 there will be no material loss of sunlight or daylight. The overall height should not have an overbearing appearance to either of the neighbouring properties. All glazing faces into the rear garden therefore, there will be no material loss of privacy to any surrounding 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 2016 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: 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: 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: 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.