

Officer's Report

Application Number	HGY/2023/0056
Type	Householder planning permission
Location	28 Summerhill Road, Tottenham, London, N15 4HD
Proposal	Proposed replacement single storey flat roof extension to the rear of No. 28 Summerhill Road, Tottenham, London - please refer to proposed drawings
Case Officer	Oskar Gregersen
Valid Date	09/01/2023
Applicant	Mrs V Jones
Agent	mr Phil Jones

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

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

- Overlooking/Loss of privacy (Officer Comment: The proposal seeks to replace an existing set of bi-fold doors at the same scale and location, therefore it is deemed that there is no net with respect to overlooking)
- Noise pollution (Officer Comment: The proposed extension would not see a difference with respect to noise compared to the existing extension, additionally an informative will be added pertaining to hours of construction to mitigate any impact on noise)
- Conservation officers were also consulted on the proposal, and there were no objections raised with respect to the impact on the conservation area subject to conditions that will be added to the decision.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a detached dwellinghouse, with an existing rear extension of significant size. The site is located within Clyde Circus 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. Officers note that there does not appear to be any planning record for a rear extension, however a record does appear for a building control application from 1978.

2.3 The proposal seeks the replacement of an existing rear extension, 5.6m deep and 3.5m wide, with one of slightly increased scale. The proposed rear extension would be 5.6m deep, and 3.8m wide, with a side infill portion measuring 4.95m deep and 1.79m wide. The proposal would be of similar height to the existing.

2.4 Officers note that the proposed extension is large, and tall, however it is replacing an existing extension at a similar scale, and the additional infill section would be positioned facing an outrigger of the neighbouring property without any windows. The bulk of the proposed extension is offset by the detached nature of the host dwellinghouse, combined with the positioning of the houses in the surrounding context. Therefore the proposal can be supported in with respect to design, as the extension by virtue of the detached nature of the host dwellinghouse appears sub-ordinate.

2.5 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.

2.6 The proposed development is in general accordance with Policies DM1, DM9, 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.

2.7 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.8 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:** 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.