

Officer's Report

Application Number	HGY/2023/0046
Type	Householder planning permission
Location	39 Station Crescent, Tottenham, London, N15 5BG
Proposal	Proposed single storey rear wraparound extension with 3nos. skylights and 1no. rooflight.
Case Officer	Daniel Kwasi
Valid Date	09/01/2023
Applicant	Raphaelle Roux
Agent	Mr Janaka Solanga

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 a two storey mid-terrace dwellinghouse with a rear dormer above the main roof and outrigger. It is on the north end of Station Crescent near Clinton Road. 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.

The proposed development is for a wraparound extension at the rear of the property that comprises a pitched roof above the side part of the extension with three skylights, and a flat roof with one rooflight above the rear part of the wraparound extension. Access to the rear garden would be via the new bifolding doors from the newly arranged kitchen space. The extension would be 6.01m in depth and 2.4m in height along the boundary with no.37, and 3m in depth and 3.03m in height along the boundary with no.41. The agent provided revised plans which show that the side part of the wraparound extension roof is sloped towards the boundary fence adjacent to no.37 to create a pitched roof that reduces the height of the extension to 2.4m at this boundary.

The revised plans reduce the bulk of the extension and prevent overshadowing no.37, so that it would not constitute an overbearing scale. The part of the proposed extension that extends from the rear wall of the outrigger would appear subservient to the main dwelling, and its rear facing bifolding doors would not overlook the neighbouring properties. There are other examples of wraparound extensions in the local area and there is a precedent for this type of development.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The proposed development is at the rear and so it would not appear incongruous on the street scene. 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.