

Officer's Report

Application Number	HGY/2023/0138
Type	Full planning permission
Location	43-45 Rostrevor Avenue, London N15 6LA
Proposal	Erection of a joint first-floor rear extension; and Type 3 roof extensions at No's 43-45
Case Officer	Oskar Gregersen
Valid Date	16/01/2023
Applicant	Mr Bernard Dov Stroh
Agent	Shulem Posen

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

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

1. Kitchen and dining room overshadowed.
2. Impact of noise and other potential nuisance arising from the construction of the proposed extensions on the amenities and health of the neighbour.

Officer Comment: The proposed type-3 extension would be in line with the guidelines established in the South Tottenham SPD. The proposed joint first floor rear extension is in line with the approach taken on similar extensions within South Tottenham and elsewhere within the borough. Issues relating to noise and other forms of pollution arising from construction works are dealt with under the Control of Pollution Act 1974. If the application were to be approved a standard informative would be attached to the decision notice advising the applicants of the requirement to follow this legislation.

REASONS FOR GRANTING PERMISSION

The subject site is a pair of two-storey residential dwellinghouses, set within the area covered by the South Tottenham SPD. 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 proposal seeks the formation of joint type-3 roof extensions to Nos. 43 and 45 Rostrevor avenue, with a 2.5m deep first floor rear extension. The proposal would be in line with the South Tottenham SPD, with all second floor details and gable continued into the type-3 extension. Further the first floor rear extensions would be half width, and no more than 2.5m deep. It would be set in by approximately 2.5 metres from either side boundary.

Officers note that an objection was raised stating that the proposal would encase the neighbouring 47 Rostrevor Avenue in walls. The objection site benefits from a two-storey outrigger to the east, and so the addition of first floor rear extensions to the application site could be seen to be

detrimental to the amenity of No.47. However, the proposed first floor extensions would be 2.5m deep, and would be in line with the South Tottenham SPD and pattern of development in the area.

The proposal is to be in line with the guidelines set out in the South Tottenham SPD 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 scale, siting and massing of the proposed first floor rear extension, with the set in from either side boundary described above, together with its modest depth is not considered likely to result in any materially harmful impact on neighbouring amenity.

The proposed development is in general accordance with the South Tottenham SPD, and 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.

- 3 The external materials to be used for the proposed development shall match precisely in colour, size, shape and texture those of the existing building. The render of the flank wall gable ends and frontage of the second floor shall replicate the texture and colour of the existing rendered frontage and shall be undertaken in conjunction with a re-rendering of the existing frontage to provide a seamless appearance between the old and new parts of the building. Detailing of the proposed bay window shall match exactly that of the existing detailing at first floor and roof tiles shall reuse or match precisely the existing roof tiles. The brick detailing of the existing first floor shall be replicated as per the elevation drawing.

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 Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017 and South Tottenham Residential Extensions SPD 2013.

- 4 Before any work is undertaken in pursuance of this permission to add an additional two floors and additional pressure on the original foundations of the dwelling, steps shall be taken by a qualified professional to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground and works shall be carried out in accordance with the approved structural engineers' drawings.

Reason: In order to safeguard the structural integrity of the building consistent with Policy SP11 of the Haringey Local Plan 2017 Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2013.

- 5 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no changes to the front or side elevations of the dwelling, including the rendered colour, texture and appearance, and window detailing shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent an out of keeping development of the frontage by controlling proposed extensions and alterations of the frontage and sides of this dwelling consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2013.

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.