

Officer's Report

Application Number	HGY/2022/4412
Type	Full planning permission
Location	27 Vicarage Road, Tottenham, London, N17 0BB
Proposal	Single Storey Rear Extension and a Rear Dormer extension
Case Officer	Gareth Prosser
Valid Date	13/12/2022
Applicant	Mr N Patel
Agent	mr Tony Allen

RECOMMENDATION

Approve with Conditions

No representations were received in response to notification and publicity of the application.

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

- None

REASONS FOR GRANTING PERMISSION

The subject site is a two storey, semi-detached house with front bay and pitched roof. The property has been converted into two flats having previously gained a planning permission. 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.

OLD/1975/1351 Decision Made Approve with Conditions 27-29, Vicarage Road, N17 Conversion of two self-contained flats of each decision.

The applicant proposes a modest dormer window and ground floor, single storey, rear extension, both of which are considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The proposal would not be visible from the street scene. Therefore, the local character and visual amenity of the area will be protected.

The proposed dormer is located at roof level and is a common development across the borough causing no significant harm. At 3m deep, the single storey, 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 reconfigured existing units would meet London Plan space standards and provide designated outdoor amenity space. The proposed front bin and bike stores are also accepted.

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 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 condition(s):

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: 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.