

# Officer's Report

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|---------------------------|------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0119</b>                                                               |
| <b>Type</b>               | <b>Householder planning permission</b>                                             |
| <b>Location</b>           | Flat C, 17 Whitley Road, Tottenham, London, N17 6RJ                                |
| <b>Proposal</b>           | Proposed 3m ground floor rear extension and upper floor rear access to rear garden |
| <b>Case Officer</b>       | Daniel Kwasi                                                                       |
| <b>Valid Date</b>         | 13/01/2023                                                                         |
| <b>Applicant</b>          | Mrs Annette Lynch                                                                  |
| <b>Agent</b>              | Mr Richard Bowen                                                                   |

## **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 ground floor flat that comprises a house of multiple occupants with 3 bedsits. It is within a subdivided terrace property on the west side of Whitley 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.

HGY/2022/1084 - Erection of rear/side extensions including installation of external staircase and formation of roof terrace (amended description) – Refused on 27/9/2022.

In response to the above application that was refused, this current proposed development has removed the rear staircase and rear roof terrace. Instead, the primary means of escape from the upper floor is via the existing staircase enclosure and the property's front entrance, as mentioned in the Planning Fire Safety Strategy.

The proposed rear extension would be 3m in depth along the boundary with no.19, and a partial infill is proposed with a depth of 2.1m along the boundary with no.15. The 3m rear extension would provide more room for bedsit 3, and the 2.1m deep infill extension would increase the space occupied by bedsit 2, so that they have more space for their kitchen units. There are similar rear extensions at the neighbouring properties. Given that the size of the extensions would normally fall under permitted development, the proposed extensions are considered to be acceptable.

The proposal is considered proportionate and subordinate to the host building 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 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.