

Officer's Report

Application Number	HGY/2023/0255
Type	Householder planning permission
Location	16 Rutland Gardens, Tottenham, London, N4 1JP
Proposal	Erection of single storey rear extension and alterations to rear elevation glazing
Case Officer	Laina Levassor
Valid Date	25/01/2023
Applicant	Tanya Rainsley
Agent	Tanya Rainsley

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

SITE DESCRIPTION

The subject site is a two storey dwelling located on the southern side of Rutland Gardens. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

The application received support from the adjoining neighbours at No.14.

PROPOSED DEVELOPMENT

This application proposes the erection of an 'L' shaped extension which extends between the side elevation of the original outrigger, infilling the space between the adjoining shared boundary of No.14, projecting slightly beyond the rear elevation of the outrigger.

REASONS FOR GRANTING PERMISSION

The proposed extension is to be constructed using vertical stacked grey brick, presenting a modernised addition which complements the original brickwork of the host building. 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 predominantly flat roofed extension measures, at maximum height 3.033m which is of similar height to the neighbouring extension at No.18. Where adjoining the boundary of No.14, the eaves of the new extension is sloped to the boundary, measuring 2.4m in height. Comments in favour of the development were received by this neighbour.

At the rear elevation of the original outrigger, the window is to be replaced with a new window, increased in size and Juliet balcony. A condition will be added to this application to ensure that this does not result in use of the flat roof of the new extension as a roof terrace without prior consent.

It is not considered that the height, depth or placement of the extension would result in a material loss of sunlight or daylight or have an overbearing appearance to 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, 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. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

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.