

Officer's Report

Application Number	HGY/2023/0175
Type	Full planning permission
Location	Ground Floor Flat, 85 Gloucester Road, Tottenham, London, N17 6DA
Proposal	Proposed Ground Floor Wrap around and 3m rear extension, 2.3m height of eaves and 3.3m highest point of roof.
Case Officer	Oskar Gregersen
Valid Date	19/01/2023
Applicant	Anastasia Russell
Agent	Mr Bilal Ahmad

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

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

- Material issues raised were of the material finish along the proposed flank wall
- Non-material issues raised were covered by the Party Wall Act 1996.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a mid-terrace, two-storey building that has been sub-divided as two flats. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision. Officers note that there was a refused application for sub-division as flats in 1988 however the site appears to have been divided anyway.

2.3 The proposal seeks the erection of a wrap-around side-infill and rear extension to the ground floor flat of No. 85 Gloucester Road. The deepest portion of the extension would be 8.25m deep, with an eaves height of 2.3m when measured from the garden of No.83 Gloucester Road.

2.4 The maximum height of the extension would be 3.6m, due to the design having a pitched roof from the eaves to the ridge.

2.5 The rear portion of the extension would protrude 3m from the original dwelling and would have an eaves height of 2.3m when measured from the garden of No 87 Gloucester Road.

2.6 Materially the proposal would be finished in brick and is considered to be sensitive to the host dwelling. The roofing proposed would match the existing slate tiles, with velux roof windows proposed in the roof.

2.7 Officers note that pre-application advice was given for this proposal, and it was stated that 'given the depth of the proposed infill extension, the eaves height along the boundary should be reduced to not more than 2.3m'. This advice has been adhered to and the eaves height lowered from 2.6m to 2.3m.

2.8 Due to the adherence to pre-application advice, 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.

2.9 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.

2.10 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.

2.11 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: 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.