

Officer's Report

Application Number	HGY/2023/0242
Type	Householder planning permission
Location	59 Vartry Road, Tottenham, London, N15 6PS
Proposal	Erection of a ground floor single storey rear extension.
Case Officer	Oskar Gregersen
Valid Date	24/01/2023
Applicant	Mrs Zulekha Hafesji
Agent	Mr Abu Bakr Akhoon

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

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

- No responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a mid-terrace two-storey residential dwellinghouse in the Southeast of the Borough. The site has a different gable from the other dwellinghouses in the surrounding context. 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.

2.3 The proposal seeks the replacement of an existing lean-to structure at the rear of the site with a 2.31m deep rear extension, along with a 5m deep side infill extension that would create a small lightwell at its rear.

2.4 The proposed side infill would have an eaves height of 2.3m when measured from the higher garden of No 61 Vartry Road, with a pitched roof up to 3.25m. The proposed rear extension would protrude a further 1.5m compared to the existing and would be in line with an extension in place at No. 57 Vartry Road.

2.5 Materially the proposal would be finished similarly to the host dwellinghouse, and therefore would appear sympathetic to its host and the surrounding context.

2.6 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.

2.7 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.

2.8 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.

2.9 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: 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.
- **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.