

Officer's Report

Application Number	HGY/2023/0427
Type	Householder planning permission
Location	65 Waldeck Road, Tottenham, London, N15 3EL
Proposal	Erection of single storey side-infill and rear extensions
Case Officer	Oskar Gregersen
Valid Date	13/02/2023
Applicant	Ms Lena Ali
Agent	Mr John Domenech

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 two-storey mid-terrace residential dwellinghouse east of Harringay Green Lanes close to Turnpike Lane station. 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.

The proposal seeks the erection of a 6m deep side infill extension, with a mono-pitch roof up from 2.3m at the eaves to 3m. The proposal also seeks the erection of a 3m tall and 3m deep rear extension protruding from the existing rear outrigger.

The side infill would abut the boundary with No 63 Waldeck Road, and is deemed not to be impactful to neighbouring amenity due to the low eaves height of 2.3m.

The proposed rear extension would be of a similar depth to an existing rear extension in place at No.67 Waldeck Road. Therefore Officers deem that there would not be any impact on amenity as a result of this portion of the proposal.

The proposal as a whole would be finished in materials similar to that of the existing, and would be sensitive to the host dwelling and surrounding built fabric. Therefore the proposal can be supported in design terms.

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, 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.

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.