

Officer's Report

Application Number	HGY/2023/0349
Type	Householder planning permission
Location	73 Seymour Road, Hornsey, London, N8 0BJ
Proposal	Single storey side and rear extension
Case Officer	Josh Parker
Valid Date	03/02/2023
Applicant	mrs Sheela Vijaysinh Jethwa
Agent	Mr Nitin Hirani

RECOMMENDATION

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Approve with Conditions

Site description and history

The applicant is proposing a single storey side and rear extension at 73 Seymour Road. The dwelling is a mid terrace 2 storey dwelling characterised by similar detailing as the adjoining properties. The property is not listed nor in a conservation area.

All planning history for this site has been considered.

Design

Is the proposed development in keeping with the existing property (positively responds to the design of the original building)? Yes

Would the proposal be harmful to the character and appearance of the surrounding area (fails to respect local distinctiveness)? No

Would the proposal generally comply with the design guidance set out in the Haringey Development Management Plan DPD (2017). Yes

Design Comments:

The principle of a single storey wrap around extension is acceptable within the local context and can be seen throughout the northern side of Seymour Road. Examples of similar developments can be seen through the same terrace between 43-49 Seymour Road and beyond.

The proposed extension is considered subordinate and is acceptable as would cause no harm to the character or appearance of the host building or wider terrace being consistent with established local pattern.

Amenity

Would the privacy of adjoining properties be adversely affected? No

Are the light levels enjoyed by neighbours unacceptably impacted, with regard to relevant guidance? No

Is the proposal of a size and siting that would be overbearing in appearance or cause a sense of enclosure to the neighbours? No

Is the proposal of a size and siting that would impact on the outlook for the neighbours? No

Amenity Comments:

The proposal would not result in any adverse amenity effects to the neighbouring property due to height, scale, and general bulk of the extension. There impact on the sense of enclosure, privacy and daylight when considering the neighbours is of an acceptable nature.

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.