

Officer's Report

Application Number	HGY/2023/0571
Type	Householder planning permission
Location	17& 19 Norfolk Avenue, London N15 6JX
Proposal	Ground and First-floor Rear extension to No 17 and 19
Case Officer	Sarah Madondo
Valid Date	27/02/2023
Applicant	Mr. Lipschitz
Agent	Mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

Proposed development

Erection of ground and first-floor rear extensions to No 17 & 19

Site and Surroundings

The application sites comprises of two adjoining properties (no's 17 and 19) Norfolk Avenue. Neither of the two buildings are listed, nor are they located within a conservation area. The application site is within the defined area outlined in the House Extension in South Tottenham SPD (2013).

Design and appearance

Permission is sought for the ground and first floor extensions at the no. 19 and joint first floor extensions at both properties. The proposed ground floor extension would be 3.8 metres deep and would not proceed beyond the extensions at no. 17 & 21 Norfolk Avenue, therefore considered to be acceptable. The proposal also includes the erection of joint first floor extensions appropriately 2.5 metres deep with pitched roofs. The pairing of the proposal results in the first-floor extension being setback from the neighbouring boundary with 15 & 21 Norfolk Avenue and the low pitch minimises the overall bulk of the form. The proposed first floor extensions would be visible from Wargrave Avenue, however the low pitch roof and overall design would minimise the visual impact. It is considered that the modest depth and joint nature of the application will be an acceptable design in this instance. 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.

Impact on the neighbouring properties

In relation to the ground floor extension, there is no impact given that the adjoining neighbouring properties have ground floor extensions. In terms of the first floor extensions, given that the proposed extension would be set back away from no. 15 & 21 Norfolk Avenue it is considered that the impact would not be that significant. 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.

Conclusion

The proposed development is in general accordance with Policies DM1, and DM12 of the Development Plan Document 2017, and policies 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.

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 development hereby approved shall be implemented, built and completed at the same time in respect of both properties No's 17 & 19 Norfolk Avenue unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason: In the interests of co-ordinating the development and the provisions of the Planning & Compulsory Purchase Act 2004.

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.