

Officer's Report

Application Number	HGY/2023/0667
Type	Householder planning permission
Location	19 Lockmead Road, Tottenham, London, N15 6BX
Proposal	Erection of a ground floor rear extension
Case Officer	Sarah Madondo
Valid Date	08/03/2023
Applicant	Mr David Ahronee
Agent	Mr Yakov Levy

RECOMMENDATION

Approve with Conditions

Proposed development

Erection of a ground floor rear extension

Site and Surroundings

The site is a mid terraced property located on Lockmead Road and the area is residential in character. The site is not located in any conservation area not is listed.

Design and appearance

Permission is sought for the erection of a single storey rear extension and the extension would be flat roofed with a rooflight flash to the roof and finished in materials to match the existing property. The proposed extension would be marginally deeper than the extension at no. 17 Lockmead Road and inline with the extension at no. 21 Lockmead Road. 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.

Given that both properties either side of no. 19 Lockmead have existing extensions, it is not considered the extension would not have any impact on the amenities of these properties. 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 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.

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.