

Officer's Report

Application Number	HGY/2023/0771
Type	Householder planning permission
Location	26 Clarendon Road, Tottenham, London, N15 3JX
Proposal	Single storey side and rear extension.
Case Officer	Oskar Gregersen
Valid Date	20/03/2023
Applicant	Mr / Ms John / Eleanor Cragg / Hawkins
Agent	Mr Paul Legon

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, with a small garden. The site is situated east of Haringey ladder. 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 replacement of an existing rear and side infill extensions with a more cohesive and slightly larger wrap around extension to provide a new kitchen and dining area.

The proposed rear extension would be 2.82m deep, with an eaves height of 2.82m, creating a wall 1.15m tall above the fence along the boundary with No.24 Clarendon Road. Officers note that the existing rear addition is 1.93m deep, with an eaves height of 2.37m. It is therefore deemed that the increase in scale would be acceptable with respect to the amenity of the residents of No. 24 Clarendon Road.

The proposed side infill portion of the extension would replace an existing glass roofed addition, at the same height as the proposed rear extension, at a maximum depth of 6m from the rear of the original dwellinghouse. This portion of proposal would abut the boundary with No.28 Clarendon Road, where there is already an extension in place at a similar depth.

The materials proposed would be sensitive to the host dwellinghouse and would provide an improvement over the existing. Officers deem that the proposal would improve the internal layout of No 26 Clarendon Road and create a more cohesive appearance to the rear of the dwellinghouse.

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, 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 condition(s):

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.