

Officer's Report

Application Number	HGY/2023/0919
Type	Householder planning permission
Location	4 Hermitage Road, Tottenham, London, N4 1DB
Proposal	Erection of a single storey rear and side infill wraparound extension with a mono-pitched roof and 2no. rooflights.
Case Officer	Daniel Kwasi
Valid Date	30/03/2023
Applicant	Miss Gemal Talat
Agent	Miss Rebecca Parnell

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 three-storey dwellinghouse that has a front gable with two windows. The front garden has off-street parking with that does not block the footpath to the front entrance. The building has two narrow windows at first floor level, and a bay window at ground floor level. At the rear is a two-storey outrigger with a mono-pitched side sloping roof, and a single storey rear/side extension from the outrigger that also has mono-pitched side sloping roof. 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. There are examples of rear extensions in the surrounding area.

The proposed development comprises the erection of a single storey rear and side infill wraparound extension with a mono-pitched roof and 2no. rooflights. The height of the extension would be 2.26m at the boundary with no.2, and depth would be 7.33m along the same boundary. There is an existing manhole that would be relocated outside the new extension into the rear garden. The proposed external brickwork would match the existing. Revised drawings were provided to show that side door that leads into the footpath would be blocked off, and so it would be a continuous solid wall.

The proposal would allow for internal alterations by removing the internal walls that separate the dining room and kitchen to create one big room with the kitchen and dining room together. The proposal has been carefully designed to match the existing roof character above the two-storey outrigger and single storey rear/side extension.

The proposed development is at the rear and therefore would not appear incongruous on the street scene. It would not extend beyond the ground floor. 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 mono-pitched roof slopes towards no.2 to preventing overshadowing the neighbouring property. 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 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: 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.
- **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: 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.