

Officer's Report

Application Number	HGY/2023/1035
Type	Householder planning permission
Location	18 Graham Road, Tottenham, London, N15 3NL
Proposal	Single-story ground floor wrap-around extension to the rear of the property.
Case Officer	Oskar Gregersen
Valid Date	14/04/2023
Applicant	Kira Napier
Agent	Mr George Kain

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential dwellinghouse, on a street northeast of the Harringay Ladder. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision.

2.3 Permission is sought for the erection of a ground floor wraparound rear extension, with the side infill portion having a depth of 6.2m, with an eaves height of 2.5m, pitched up to 3.6m. The proposal would be finished in materials similar to the existing and follows the pattern of development in the area, appearing subordinate to the host dwellinghouse. Overall the proposal is considered to be acceptable in design terms.

2.4 Officers note that the proposed extension is very similar to the neighbouring extension in place at No. 20 Graham Road, and the proposed rear portion of the extension would abut this existing neighbouring extension, and therefore there is not likely to be any impact on the amenity of the residents of No. 20 Graham Road.

2.5 The alleyway created by the outriggers of the application site and No. 16 Graham Road is quite narrow by virtue of the properties being slightly oblique to one another. Additionally, the orientation of the gardens facing northwest and this narrow alley creates a situation where a 6.2m deep extension with an eaves of 2.5m is unlikely to create any adverse issues of overshadowing, and the lowered eaves aids in mitigating the creation of a sense of enclosure. It is deemed that there would be no adverse impact on the amenity of No.18 Graham Road.

2.6 Due to the size of the gardens, of neighbouring properties, the proposal is not deemed to negatively impact on the opposing sites located on Frome Road.

2.7 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.

2.8 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.

2.9 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.

2.10 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: 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.
- **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.