

Officer's Report

Application Number	HGY/2023/1180
Type	Householder planning permission
Location	Flat A, 153 Harringay Road, Tottenham, London, N15 3HP
Proposal	Erection of a ground floor single storey rear wraparound extension with 1no. roof lantern, 4no. rooflights, and ground floor internal alterations.
Case Officer	Daniel Kwasi
Valid Date	02/05/2023
Applicant	John Noone
Agent	Mr Joshua Eves

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 ground floor flat in a subdivided two storey mid terrace residential property with a two storey rear outrigger, in a predominantly residential area. The site and the neighbouring properties the west side of Harringay Road comprise a mansard roof with front and dormers, and timber sash windows on the first floor, and a bay window on the ground floor. The roofscapes in the area are largely well preserved, and there are few examples of roof extensions. 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 have been few examples of wraparound rear extensions on this side of the road.

HGY/2014/2416 GTD 21/10/2014 Certificate of Lawfulness for use of property as two self contained units

117, Harringay Road

HGY/2022/0332 GTD 10/3/2022 Demolition of existing wall and erection of a wrap around rear extension and second floor rear extension. Enlargement of front dormer, installation of bike and bin stores to front garden.

119, Harringay Road

HGY/2019/0843 GTD 03/5/2019 Single storey rear wrap around extension and front dormer width increased.

125, Harringay Road

HGY/2022/0690 GTD 14/4/2022 Ground floor single storey side and rear extension. Replacement timber sash windows to front and rear.

Ground Floor Flat A, 127, Harringay Road

HGY/2017/3271 GTD 19/12/2017 Single-storey wrap around rear extension with rooflight and reconfiguration of a ground floor flat. Replacement glazing to rear.

The proposal is for the erection of a ground floor single storey wraparound rear extension with 1no. roof lantern, 4no. rooflights, and ground floor internal alterations. The roof would slope down to 2.7m towards the side boundary with no.151, and would have 4no. rooflights. The height of the extension off the rear wall of the outrigger would no more than 3m, and would have a flat roof with 1no. roof lantern.

The proposal is at the rear and therefore would not appear incongruous on the street seen. The proposed materials would not detract from the appearance of the main building. The proposed extension would not erect higher than ground floor and so it would appear subservient to the main building. 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 rooflight on the sloped roof adjacent to the side boundary with no.151 are not in a position to cause overlooking, and so there would be no loss of privacy to the neighbouring property, nor are there any other side windows on the extension. 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 policy 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.

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.