

Officer's Report

Application Number	HGY/2023/1277
Type	Householder planning permission
Location	61 Rusper Road, Tottenham, London, N22 6RA
Proposal	Demolition of an existing garage and erection of a single storey side extension.
Case Officer	Daniel Kwasi
Valid Date	12/05/2023
Applicant	Ms Mary Hamano
Agent	Mr Matthew Squire

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 an end-of-terrace dwellinghouse with a hipped roof, and an existing garage and passage between the house and the garage. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The surrounding area is predominantly residential in character.

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

The existing garage is in a state of disrepair, and so it is proposed to be demolished and replaced by a single storey side extension that would be built to the same width and depth and would also incorporate the side passage. The roof of the extension would comprise a flat roof and 1no. rooflight. The proposed materials would be finished to match the existing property. There would be no side windows on the extension, which is currently the case for the existing garage. The side extension would accommodate the new kitchen and dining room, and the space for the existing kitchen would be converted into a WC/Shower room.

The proposal would improve the appearance of the existing dwelling and the street scene. 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 side extension would be the same as the existing garage, 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:

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

- 1 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.
The development hereby permitted shall be carried out in complete accordance with the
- 2 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.