

Officer's Report

Application Number	HGY/2023/1115
Type	Householder planning permission
Location	Flat 1, 36 Belmont Road, Tottenham, London, N15 3LT
Proposal	Replacement of existing ground floor rear/side extension with a ground floor single storey rear extension, inc. internal alterations and associated works.
Case Officer	Daniel Kwasi
Valid Date	24/04/2023
Applicant	Ms Alexandra Holden
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 mid-terrace dwelling with two dormers on both the front and rear roof slope, and a small single storey outrigger. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The site building has a stepped roof whereby the roof height drops halfway across, from the southwest to northeast. The rear windows are aligned to match the roof height in a vertical arrangement, therefore the windows that are closer to southwest side of the building are slightly higher than the windows to the northeast side of the building. This characteristic is featured across the rear elevations of the properties on this side of the street.

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

HGY/2022/2183 - Proposed ground floor rear extension and associated works. GTD 19/10/2022.

Similar to the previous application, the proposed extension is looking to demolish the existing single storey rear outrigger and replace it with a single storey rear extension. In this proposal, the proposed rear extension would be stepped vertically, to complement the window arrangement on the rear elevation. The extension adjacent to the southwest boundary would be 3.42m in height to the flat roof and 3.91m to the top of the parapet. The extension adjacent to the northeast boundary would be 2.53m height to the flat roof and 3.09m to the top of the parapet. The proposed design would be a better response to the character of the existing main roof and rear fenestrations.

As mentioned above, the extension would comprise a flat roof, and also 3no. rooflights. The extension would be set below the first floor level rear windows according to their height on the rear wall. The extension would be built to the same depth as the existing single storey outrigger and retain a suitable amount of the rear garden for continued use by the occupants of the flat. The proposed materials would not detract from the character of the building.

The proposed extension being at the rear of the site cannot be seen from the front. As such, it does not appear intrusive or incongruous to 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.

Discussions were held regarding the height of the patio, but it was concluded that it would not cause overlooking into no.34. The height of the patio would be under 30cm, which would be accepted under permitted development rights if the property was a house. The depth of the proposed extension would be to the same depth as the existing single storey outrigger, and the extension at no.34, and so there would be no issues of overshadowing caused by the extension. Overall, 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, including no.45 Langham Road, which does not have a main window on its side elevation. Therefore, 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: 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.