



# Officer Report

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|----------------------------|---------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/1584</b>                        |
| <b>Application Type:</b>   | <b>Householder planning permission</b>      |
| <b>Address:</b>            | 40 Rectory Gardens, Hornsey, London, N8 7PJ |
| <b>Proposal:</b>           | Erection of 2-storey side extension         |
| <b>Case Officer:</b>       | Oskar Gregersen                             |
| <b>Valid Date:</b>         | 15/06/2023                                  |
| <b>Applicant:</b>          | MR HAMIT HOTI                               |
| <b>Agent:</b>              | - SMART SKILLS LTD                          |

## **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 semi-detached residential dwellinghouse, forming the end of a short terrace. The area is characterised by small symmetrical four-building terraces of a similar architectural style, and the subject site has a large car park to the east. The site is not locally listed nor is it in any conservation area.

2.2 The planning history of the site has been taken into account when coming to this decision, and is as follows;

2.2.1 HGY/2023/0524 | Erection of single-storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Approve

2.2.2 HGY/2023/0525 | Rear hip-to-gable roof extension with installation of roof lights on the front slope.

Permitted development

2.3 Permission is sought for the erection of a two-storey side extension to facilitate the creation of additional space in the first-floor bedrooms and bathroom. The proposed side extension would be

finished in materials to match the existing dwellinghouse, with a new window at first-floor level facing Rectory Gardens, and a door at ground floor level to match the existing front door.

2.4 The proposed side extension would infill an existing accessway to the rear garden, with access to the garden retained from the ground floor. The proposed extension would be 1.2m wide and would create a small element of pitched roof to join with the extant roof slope.

2.5 The extension would be set back from the front elevation by 500mm at ground floor level and 1500mm at first-floor level, this helps to make the side extension appear subordinate to the host dwellinghouse. Additionally, officers deem that a side extension is only acceptable at this site due to the presence of the large car park to the east of the site. The presence of the car park mitigates any potential impact of a side extension on other sites and presents a unique case of acceptability in the area.

2.6 By virtue of the location of the proposed extension, and its setback from the front elevation it is deemed that the scale of the proposed extension would not be impactful on neighbouring amenity, as it would not cause any issues of overshadowing or overlooking.

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/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: 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.

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**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.