

Application Number:	HGY/2023/1759
Application Type:	Householder planning permission
Address:	29 Riverside Road, Tottenham, London, N15 6DA
Proposal:	Erection of a type 3 loft extension.
Case Officer:	Oskar Gregersen
Valid Date:	04/07/2023
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Applicant:	Mr fransuiz
Agent:	Mr victor fried

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential dwellinghouse, set within the area covered by the South Tottenham SPD. 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, and is as follows;

2.2.1 HG/2023/1756 | Erection of single-storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Refuse

2.3 Permission is sought for the formation of a Type-3 roof extension, where an additional floor would be added to the existing dwellinghouse. The submitted drawings show that the bay window details at the front and rear of the dwellinghouse will be retained, with similar materials proposed.

2.4 Officers note that there are a number of similar Type-3 extensions in place at properties with similar details directly opposite at Nos. 48 – 50 Riverside Road.

2.5 In terms of scale, the proposal would be in line with the specifications set out for home extensions in South Tottenham as set out in the South Tottenham SPD (2013), with the bay

windows retained at the front and rear, with the spacing in between the windows of new floors also consistent with the rest of the existing dwellinghouse.

2.6 Officers note that a condition will be added to ensure that material choices are consistent with the surrounding area and host dwelling house.

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 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.

2.10 The proposal would comply with the rules set out in the South Tottenham SPD, as the details of the proposed extension would match the proposed, with window and brickwork detail matching the floors below.

2.11 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.

- 3 The external materials to be used for the proposed development shall match precisely in colour, size, shape and texture those of the existing building. The render of the flank wall gable ends and frontage of the second floor shall replicate the texture an

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.