



Officer Report

Application Number:	HGY/2023/1857
Application Type:	Householder planning permission
Address:	19 Whitley Road, Tottenham, London, N17 6RJ
Proposal:	Demolition of existing lean-to rear extension. Replacement with infill extension to the building line. Replacement of doors with Aluminium glazed sliding doors to the West Ground floor Elevation. Raised decking to extend into garden at the same height as the interior finished floor level. Insertion of an Oriel window and frameless glazed roof to the infill extension.
Case Officer:	Daniel Kwasi
Valid Date:	13/07/2023
Applicant:	Ms Jessica Hardy
Agent:	Ms Catherine White

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 two storey mid terrace dwellinghouse on the west side of Whitley Road. The site has bay windows on the ground and first floor level with a gable above. It has an existing flat roofed rear dormer with a rooflight, and 3no. rooflights on the front slope of the main roof. It also has a roof terrace at the rear that does not extend beyond the rear wall. There is glass infill extension at the rear that extends beyond the rear wall of the host building. 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 with dwellinghouses and subdivided terraces.

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

Flat C 17 Whitley Road

HGY/2023/0119 GTD 10/3/2023 Proposed 3m ground floor rear extension and upper floor rear access to rear garden.

21 Whitley Road

HGY/2023/1473 GTD 31/7/2023 Single storey rear garden extension, remodelling of first floor bathroom windows and roof. Roof dormer extension and balcony.

HGY/2023/1498 GTD 02/8/2023 Single storey rear extension.

The proposed development is for the demolition of existing lean-to rear extension to be replaced with an infill extension to the rear building line. The proposal includes the replacement of the rear doors with Aluminium glazed sliding doors to the West Ground floor Elevation. It also includes raised decking to extend into garden at the same height as the interior finished floor level. Lastly, the proposal includes the insertion of an Oriel window and frameless glazed roof to the infill extension.

The raised decking would align with the internal floor level, and is at a height that is acceptable under permitted development rights, so is not considered to impact on neighbouring privacy. The proposed infill would be stepped back to be in line with the rear building line, with render white external walls on the rear and side. The roof would be pitched and glazed to allow natural light..

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 of the infill extension at the boundary with no.21 would match the height of the extension approved at no.21 under reference HGY/2023/1498 and would be of a lesser depth. Therefore, 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.