



Officer Report

Application Number:	HGY/2023/1855
Application Type:	Householder planning permission
Address:	25 Rosebery Avenue, Tottenham, London, N17 9RY
Proposal:	Erection of a ground floor rear/side wrap around infill extension.
Case Officer:	Oskar Gregersen
Valid Date:	12/07/2023
Applicant:	Mr Simon Peckham
Agent:	

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 residential dwellinghouse, set in the middle of a terrace near to the junction of Hollington Road and Rosebery Avenue, in the east of the Borough. 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 HGY/2023/1399 | Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.2m and for which the height of the eaves would be 2.9m

Refuse

2.3 Permission is sought for the erection of a 4.5m deep rear extension, with a maximum height of 3.2m and an eaves height of 2.95m. The proposal would infill the space next to the existing outrigger to full width, and would extend an additional 1.5m into the rear garden from the outrigger.

2.4 Officers note that the proposed extension would create a wall at a height of 2.95m for a length of 3.8m when measured from the rear of No. 27 Rosebery Avenue. Facing No. 23 the extension would be 2.95m for a length of 1.5m. 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.

2.5 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Materially the extension would be clad in timber to the rear, with the flank walls being finished in rendered blockwork. Officers deem that this finish would be sensitive to the host dwellinghouse and neighbouring area, and therefore, the local character and visual amenity of the area will be protected.

2.6 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.

2.7 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.

2.8 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 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.

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: 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.