



Officer Report

Application Number:	HGY/2023/1872
Application Type:	Householder planning permission
Address:	67 Walpole Road, Tottenham, London, N17 6BH
Proposal:	Erection of a first floor side extension above the existing garage with a hipped roof.
Case Officer:	Daniel Kwasi
Valid Date:	14/07/2023
Applicant:	Mr Joseph Schwartz
Agent:	Mr Glynn Deakin

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 semi-detached dwellinghouse with a hipped roof and an attached garage on the west side of Walpole Road. The surrounding area is predominantly residential, with semi-detached dwellings on the west side and of Walpole Road and terrace housing on the east side of the Walpole Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building. There is a similar example a few properties to the south at number

The parts of the Walpole Road due to the cut off that is cause by the curve from Downhills Way. The north part of the road – which is where the site is located – connects to Lordship Lane. Residents in this area benefit greatly from public access to Lordship Recreation Ground which is to rear of the houses on the east side of Walpole Road, and can be accessed via a public footpath between nos.148 and 150 Walpole Road.

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

HGY/2023/0689 | GTD 11/4/2023 Certificate of lawfulness for the proposed erection of an outbuilding in the rear garden.

The proposed development is for the erection of a first floor side extension above the existing garage with a hipped roof. The garage will be retained in its existing use, and the proposed first floor extension would be used as a fourth bedroom and ensuite. The proposed extension would measure up to the same width as the garage, and would be set back from the front elevation of the garage by 1m. The proposed external walls would be painted render to match the existing, and uPVC windows would be installed to also match the existing.

The proposed roof would be hipped to match the existing main roof. It would also be lower than the ridge and setback from the roof hip, and so it would achieve the subservient appearance. The existing 3no. side window would be blocked up to make way for the side extension. No windows are proposed on the side of the proposed extension.

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 and depth of the first floor 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 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 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.