



Officer Report

Application Number:	HGY/2023/1870
Application Type:	Householder planning permission
Address:	50 Hillside Road, Tottenham, London, N15 6NB
Proposal:	Ground floor rear extension
Case Officer:	Oskar Gregersen
Valid Date:	14/07/2023
Applicant:	Mr Benny Hoffman
Agent:	Shulem Posen

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

Two representations were received in response to notification and publicity of the application.

The following issues were raised by neighbours, local groups and Councillors:

- Loss of sunlight

Issues non-material to the application raised were:

- Loss of access to underground water and sewage infrastructure
- Party wall matters

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey residential dwellinghouse, near to the area covered by the South Tottenham SPD but not within it, 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.

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

- HGY/2004/0277 | Use of property as two self-contained flats
Approve

- HGY/2021/2740 | Amalgamation of two self-contained flats to create a single three-bed single-family dwellinghouse.
Approve w/ Conditions

- HGY/2022/4538 | Erection of single storey extension which extends beyond the rear wall of the original house by 5.2m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.8m

Approve

Permission is sought for a 3m deep, 2.8m tall rear extension covering the full width of the garden of No.50 Hillside Road. The proposed extension would have an eaves height lowered to 2.4m along its length elevation adjacent to the boundary with the neighbouring property at no. 48 Hillside Road. Materially the proposal would be finished in brick to match the existing dwellinghouse.

Officers note that the proposal is a further addition the extension approved under HGY/2022/4538 and would in total create a wrap around extension similar to those in place at Nos 34 and 40 Hillside Road. By virtue of the lowered eaves height along the boundary with No. 48, and the depth of the proposed at 3m along the boundary with No. 52 Hillside Road Officers deem that the scale of the proposed extension would not be impactful on neighbouring amenity, as it would not cause any materially harmful loss of outlook or daylight, or increased sense of enclosure, and the proposal is acceptable in amenity terms.

In design terms the proposal would be finished in similar materials sensitive to the host dwellinghouse and surrounding area, as such 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 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: 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.