



Officer Report

Application Number:	HGY/2023/2130
Application Type:	Householder planning permission
Address:	38 Bruce Castle Road, Tottenham, London, N17 8NJ
Proposal:	Demolition of existing single storey rear extension and the erection of a new replacement single storey rear extension with reduced footprint, and construction of a rear dormer extension and installation of two rooflights in the front roof slope.
Case Officer:	Oskar Gregersen
Valid Date:	07/08/2023
Applicant:	Peter Spall
Agent:	

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 a terrace of houses with a similar appearance. The area is characterised by ground floor bay windows with a consistent roofline. 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.

2.3 Permission is sought for the replacement of an existing rear extension finished in blockwork and render, with an extension of smaller scale finished in brick to match, and then clad in timber. The proposal would appear lesser in scale and therefore would appear sub-ordinate to the host dwelling and would be less impactful on neighbouring amenity.

2.4 Officers note that the proposed replacement extension would be 2.72m deep, replacing a rear addition 6m in depth. The proposed would be 2.95m tall, and would be clad in timber. 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, being smaller in scale to that of the existing, whilst creating a more functional space for the occupants of the application site. 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: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

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 their 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.