



Officer Report

Application Number: HGY/2023/3254
Application Type: Householder planning permission
Address: 20 Eade Road, Tottenham, London, N4 1DH
Proposal: Erection of single storey rear extension, construction of rear dormer and outrigger extensions with roof terrace
Case Officer: Laina Levassor
Valid Date: 06/12/2023
Applicant: Ms Hannah Schneebeil
Agent: 3

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

1 - HGY/2022/1948

Address: 20, Eade Road, London, N4 1DH

Proposal: Roof extension comprising full width dormer to rear of main roof and outrigger roof extension with small balcony to rear.

Received Date: 4 July 2022

Valid Date: 4 July 2022

Decision Date: 26 August 2022

Decision: Refuse

2 - HGY/2023/1635

Address: 20 Eade Road, Tottenham, London, N4 1DH

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

Received Date: 20 June 2023

Valid Date: 20 June 2023

Decision Date: 25 July 2023

Decision: Not Required

3 - HGY/2023/2844

Address: 20 Eade Road, Tottenham, London, N4 1DH

Proposal: Rear roof extension (Certificate of lawfulness)

Received Date: 23 October 2023

Valid Date: 23 October 2023

Decision Date: 21 November 2023

Decision: Permitted Development

SITE DESCRIPTION

The application site is a two storey dwelling located on the western side of Eade Road. The site is not within any conservation area.

PROPOSED DEVELOPMENT

Single Storey Rear Extension

This application proposes the erection of a single storey rear/side extension which would infill the space between the original two storey outrigger and adjoining boundary of No.22. The proposal projects 7.3m in depth along the outrigger, 1.3m of which extends beyond the rear elevation of the outrigger. The new extended depth matches the original footprint of an outdoor privy, the wall of which is retained along the boundary. At maximum height, the extension measures 3.1m in height, sloping to 2.2m in height at the eaves of the boundary of No.18 and 2.4m along the boundary of No.22. It is considered that the limited height of the extension along both neighbouring boundaries presents a neighbourly form of development, designed to limit harmful impact to neighbouring properties. The proposed materials are visually similar to those used in construction of the original dwelling, incorporating modernised cladding, also used in the roof extensions, thereby protecting the visual amenity of the local area. Proposed to part of the new roof slope is a sedum and wildflower roof considered to soften the visual appearance and create visual interest to the rear elevation.

Proposed Rear Dormer & Outrigger Extensions

At roof level, proposed is the construction of rear dormer and outrigger extensions and associated front and rear rooflights, enabling the provision of 2 x rooms and a bathroom. The roof extensions are to be constructed with a timber frame featuring a combination of zinc and weathered timber cladding with a parapet wall constructed in stock brickwork to match the original. Proposed materials match those proposed as part of the single storey rear extension and those used in original construction of the dwelling. Proposed to the rear elevation of the outrigger extension is a small roof terrace area, the extent of which is limited to the extent of the original chimney stack, visually concealing it from neighbouring No.18. The limited scale of the proposed terrace is considered to minimise possible disturbance in using the space. It is not considered that the terrace would result in any additional vantage points or overlooking to that of existing.

Prior to the submission of this application, pre-application advice was sought. Both elements of the proposal incorporate advice offered at pre-application stage including reductions in scale to protect neighbouring amenity and design considerations to protect visual amenity.

REASONS FOR GRANTING PERMISSION

The proposed extension is to be constructed in materials which would complement materials used in construction of the dwelling. 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, depth and placement of the extensions 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.

Conditions:

- 4 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 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.

- 6 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.

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.