



Officer Report

Application Number:	HGY/2023/3377
Application Type:	Full planning permission
Address:	1 South Witham, 11 Mount Pleasant Road, Tottenham, London, N17 6TR
Proposal:	Erection of single storey ground floor rear side extension.
Case Officer:	Sarah Madondo
Valid Date:	19/01/2024
Applicant:	Mr Malek Abou-Zolof
Agent:	Mr A Aiad

RECOMMENDATION

Approve with Conditions

Proposed development

This is an application for the erection of single Erection of single storey ground floor rear side extension to improve the existing flat.

REASONS FOR GRANTING PERMISSION

The subject site is a three storey end terraced property located on Mount Pleasant Road. The property comprises of flats and works relate to ground floor flat. 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. It is not clear whether or not this property is purpose built as there is only one front door. There are no record of the permission for the material change of use of the property into self-contained flats. It appears, without the benefits of fully assessing the evidence, that the use may have become lawful by virtue of the passage of time. The Council Tax department have confirmed that council tax has been paid since 01 April 1993 for the ground floor flat. The works relate to the ground floor flat. The proposal is considered on its merits.

Permission is sought for the erection of single storey side extension for the enlargement of existing flat. The proposed extension would infill the gap between no. 7 Mount Pleasant Road and 1 South Witham. The proposed extension would be 6.4 meters deep with 3.4 metres along the boundary with no. 7 Mount Pleasant. The extension would be flat roofed and would not proceed beyond the existing structures at no. 7. The proposed extension would be finished in London stock brick to match existing with new double glazed patio door to matching existing. The extension is well set down in the context of the property and terrace and is screened by an existing fence. The proposal

is considered proportionate and subordinate to the host building. Therefore, the local character and visual amenity of the area will be protected.

Officers, consider the height of 3.4m is acceptable on the boundary shared with No. 7 given there are no windows in close proximity to the shared boundary. In relation to no. 17 Mount Pleasant, there is not impact as the infill is only along the boundary with no. 7. The proposed extension here would therefore not adversely affect amenity - daylight, outlook and overshadowing of the adjoining properties.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 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.

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: 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.

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.