

Officer Report

Application Number:	HGY/2024/0441
Application Type:	Householder planning permission
Address:	77 Winchelsea Road, Tottenham, London, N17 6XL
Proposal:	Erection of single-storey rear extension (retrospective)
Case Officer:	Sabelle Adjagboni
Valid Date:	21/02/2024
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Applicant:	Anna Gavrielides
Agent:	Mr David Janosi

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation in support of the scheme was received from the adjoining neighbour in response to notification and publicity of the application.

1.2 No issues were raised by neighbours, local groups, and Councillors.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is two-storey terraced house located around the centre of Winchester Road. 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 considered when coming to this decision.

2.3 The application is a retrospective application to assess whether the single storey side infill which has been built without permission meets the planning requirement. Before the extension was built, the site already benefited from a rear extension which was built back in the 1990s. The proposal infills this at a depth of 4.8m, which is 2.47m shorter than the original extension. The new extension is 2.8m high at its highest point and features a slightly pitched roof sloping down 2.69m on the boundary with No. 75. The new addition is finished in matching materials. Given that the extension is a single storey, it is considered to be proportional and subordinate to the host dwelling.

2.4 The rear window at No. 75 is about 600mm from the boundary and the side wall is approximately 1.76m away from the new extension. When dropping a line down at a 45

degrees angle from the height of the extension, the rear window at No 75 is less than halfway covered. Hence it is considered that the impact on daylight or sense of enclosure would be minimal. No changes are proposed on the other boundary; hence the proposal has no material impact on the neighbours at No. 79.

2.5 Hence, the proposed rear extension will be in keeping with the character of the area and will have no material impact on the neighbours' daylight or sense of enclosure.

2.6 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 2021 and the NPPF.

2.7 All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

Conditions:

- 1 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.