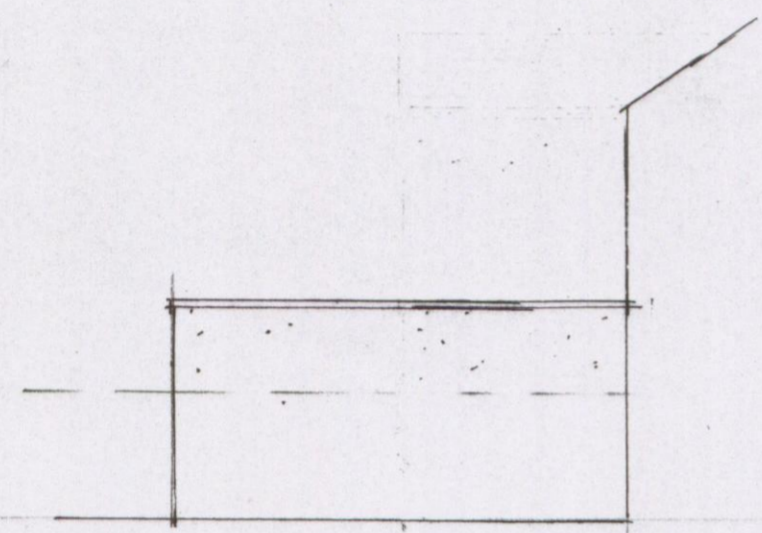
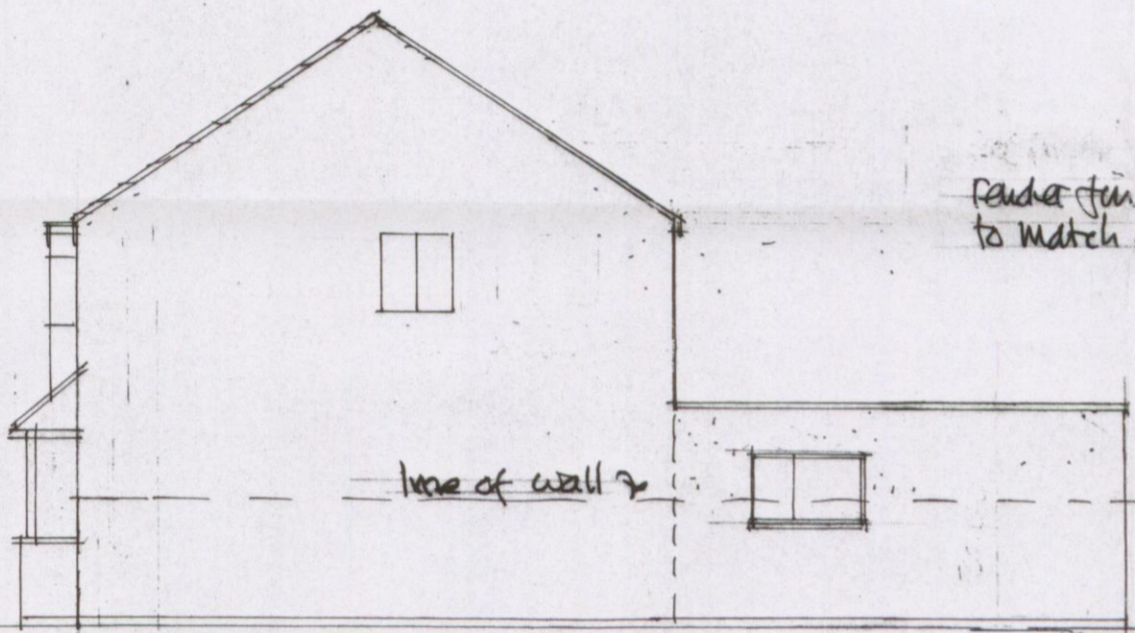


block plan scale 1:1250

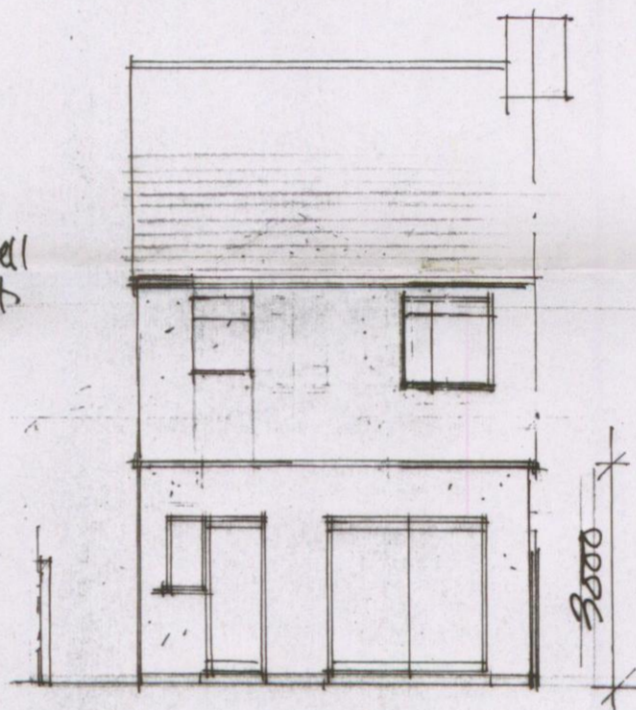


side elevation to no. 46

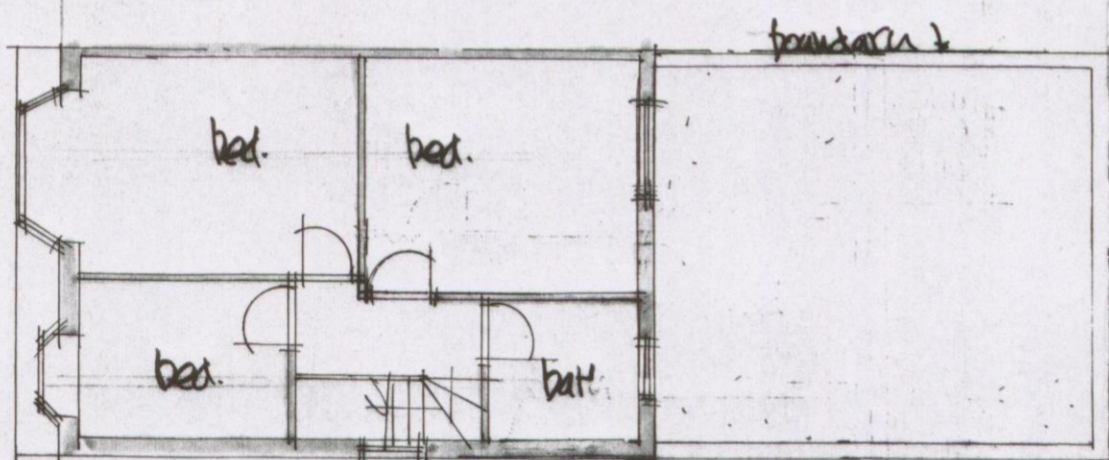


side elevation

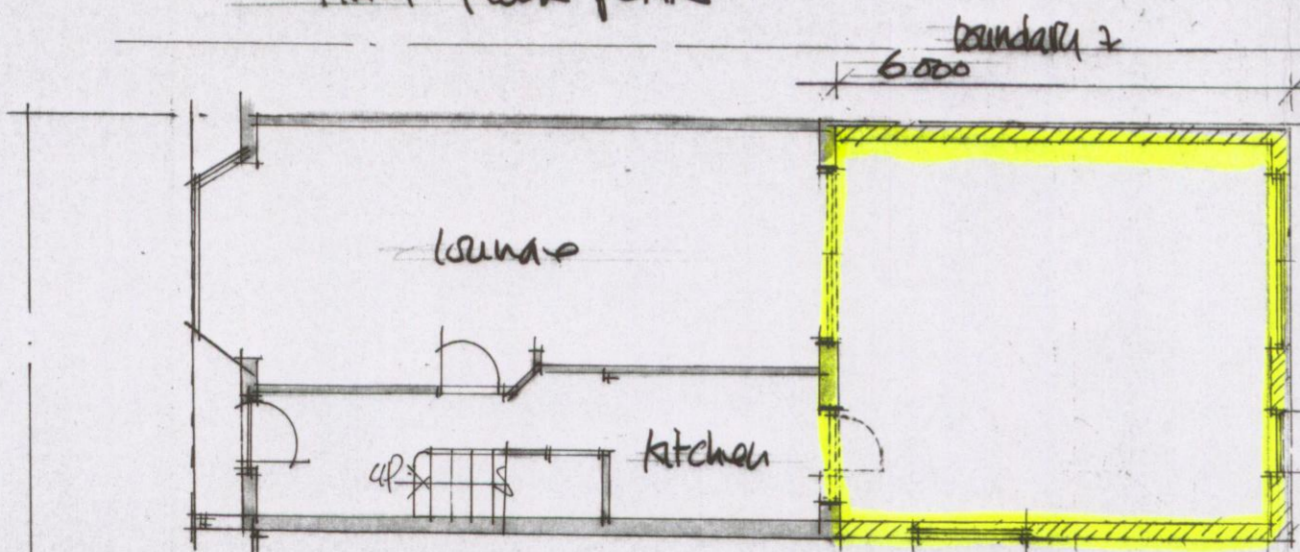
render fin. all to match ext.



rear elevation



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Waverley Road

0M scale bar 1:100 10M

1. This Drawing and Design are Copyright and may not be reproduced without the written consent of David Barnard.
2. Use Figured Dimensions Only.
3. The Contractor is to check and verify all Figured dimensions, Site and Drainage Levels, prior to commencement of work and notify David Barnard of any discrepancies.
4. The Contractor is to check the drawings against all other relevant drawings, specifications and/or bills of quantities as issued.
5. IF IN DOUBT-ASK.
6. This drawing is for planning purposes only.
7. ~~This drawing is for building regulation purposes only.~~

revisions:

notes:

44 WAVERLEY ROAD, H17

proposed extension, G.m.d.

plans + elevations:

scale: 1:100	job: 3320
date: aug 16	dwg. no: 8
drawn: db	
client:	

**DAVID BARNARD**  
Town Planning Consultant + Building Designer  
4 Barber Close, London, N21 1BE  
Tel: 020 8245 1583



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: [planningcustomercare@haringey.gov.uk](mailto:planningcustomercare@haringey.gov.uk)

Website: [www.haringey.gov.uk/planning-and-building-control](http://www.haringey.gov.uk/planning-and-building-control)

Tel: 020 8489 5504

Application to determine if prior approval is required for a proposed: Larger Home Extension  
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="44"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Waverley Road"/>
Address Line 2	<input type="text" value="Tottenham"/>
Address Line 3	<input type="text" value="Haringey"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="N17 0PX"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="534537"/>	Northing (y)	<input type="text" value="191226"/>
-------------	-------------------------------------	--------------	-------------------------------------

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Solomon

Surname

Tzouvani

Company Name

n/a

### Address

Address line 1

3a Chase Side

Address line 2

Southgate

Address line 3

Town/City

London

County

Enfield

Country

Postcode

N14 5BP

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

**Important** - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, [they can be reviewed in our common projects section](#). If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

- Detached  
 Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 3 but no more than 6 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

- Yes  
 No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

- Yes  
 No

## Description of Proposed Works

Please describe the proposed single-storey rear extension

## Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

6.00	metres
------	--------

What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

3.00	metres
------	--------

What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

3.00	metres
------	--------

## Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

**House name:**

**Number:**

42

**Suffix:**

**Address line 1:**

Waverley Road

**Address Line 2:**

**Town/City:**

Tottenham

**Postcode:**

n17 0px

**House name:**

**Number:**

46

**Suffix:**

**Address line 1:**

Waverley Road

**Address Line 2:**

**Town/City:**

Tottenham

**Postcode:**

N17 0PX

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

## Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

**Title Number:**  
MX145263

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- Yes  
 No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

2158-6021-7293-1017-8950

## Further information about the Proposed Development

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

30.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## Development Dates

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

07/2023



When are the building works expected to be complete?

08/2023



## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide the number of existing and proposed parking spaces.

### Vehicle Type:

Cycle spaces

### Existing number of spaces:

0

### Total proposed (including spaces retained):

3

### Difference in spaces:

3

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

## Declaration

I / We hereby apply for Prior Approval: Larger home extension as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Joseph Tzouvanni

Date

16/05/2023

Mr Solomon Tzouvani  
3a Chase Side  
Southgate  
London  
Enfield  
N14 5BP

27 June 2023

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015  
NOTICE OF PLANNING PERMISSION**

**Case Reference** HGY/2023/1298  
**Location** 44 Waverley Road, Tottenham, London, N17 0PX  
**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 3m and for which the height of the eaves would be 3m  
**Received** 16 May 2023

Haringey Council, as local planning authority, hereby confirm that prior approval is issued for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority. Prior approval is issued subject to the following conditions: - The extension is completed in accordance with the submitted plans unless otherwise agreed in writing by the local planning authority; - The extension is erected in accordance with the other requirements in Schedule 2, Part 1 (Class A) of the Town and Country Planning (General Permitted Development) Order 2015 and - The developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

<b>Title</b>	<b>Description</b>	<b>Date</b>
44 waverley ground floor rear_ext_Drawing.pdf	Block plan of the site	16 May 2023

*Robbie McNaugher*

**Robbie McNaugher**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**



**Informatives:**

INFORMATIVE: Prior Approval - Large householder extension.

The proposal constitutes development within the meaning of Section 55 of the Town and Country Planning Act 1990, by virtue of Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015, is of a class which is described as permitted development and therefore planning permission is not required subject to the following conditions:

(a) the materials used in the exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (A.3 (a));

(b) the development shall be carried out in accordance with the information submitted to the local planning authority unless the local planning authority and the developer agree otherwise in writing (A.4 (11)(b)).

The applicant is advised that this written notice does not constitute a Certificate of Lawfulness nor indicate whether or not the proposed development would comply with any of the other limitations or conditions of the Town and Country Planning (General Permitted Development) Order 2015. If you would like confirmation that the proposed development would be lawful, then you are required to submit a Lawful Development Certificate to the London Borough of Haringey.

- 1 You can find advice in regard to your rights of appeal at:  
[www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent)
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.  
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).

# Officer's Report

<b>Application Number</b>	<b>HGY/2023/1298</b>
<b>Type</b>	<b>Prior approval Part 1 Class A.1(ea): Larger home extension</b>
<b>Location</b>	44 Waverley Road, Tottenham, London, N17 0PX
<b>Proposal</b>	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m
<b>Case Officer</b>	Sabelle Adjagboni
<b>Valid Date</b>	16/05/2023
<b>Applicant</b>	Mr Solomon Tzouvani
<b>Agent</b>	

## **RECOMMENDATION**

**Not Required**

## **RECOMMENDATION - PRIOR APPROVAL NOT REQUIRED**

### **CONSULTATION**

As required under the Town and Country Planning (General Permitted Development) Order (2015), Schedule 2, Part 1, Section A.4(5), all adjoining neighbours must be notified of the application for Prior Approval. The following adjoining properties were consulted:

- 42 Waverley road, Tottenham, N17 0PX
- 46 Waverley road, Tottenham, N17 0PX

### **CONSULTATION RESPONSES**

Prior Approval is required following objection from the following adjoining premises:

- Cllr Bevan - Concerns about quality of accommodation/ quality of light - Note the application can only be considered against the criteria outlined below.

### **RELEVANT PLANNING LEGISLATION**

The Town and Country Planning (General Permitted Development) (England) Order 2015 came into force on 15th April 2015 (SI no. 596), consolidating earlier legislation. Schedule 2, part 1 (Class A) of the Order allows householders to be able to build larger single-storey rear extensions under permitted development.

### **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The key issue here is whether the development is permitted development (in accordance with Class A, Part 1 of schedule 2, of The Town and Country Planning (General Permitted Development) (England) Order 2015 and if so whether the Prior Approval of the Local Planning Authority will be required as to the impact of the proposed extension on residential amenity.

### **PRIOR NOTIFICATION SUBMISSION REQUIREMENTS**

**Whether the following information has been provided to the Local Planning Authority:**

**A written description of the proposed development**

YES

**How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse**

YES

The proposed extension is 6m deep.

**The maximum height of the enlarged part of the dwellinghouse**

YES

The proposed extension is 3m in height.

**The height of the eaves of the enlarged part of the dwellinghouse**

YES

The eaves of the extension are 3m in height.

**A plan indicating the site and showing the proposed development**

YES

**The addresses of any adjoining premises (including those to the rear)**

YES

**The developer's contact address**

YES

**The developer's email address if the developer is content to receive communications electronically.**

YES

**Whether permitted development**

If any of the following statements apply, then the proposal is not permitted development:

**(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use):**

NO

**(b) The works result in more than 50% of the curtilage being covered by buildings:**

NO

**(c) The height of the extension is higher than the highest part of the roof of the existing dwellinghouse:**

NO

**(d) The height of the eaves of the extension is higher than the height of the eaves of the existing dwellinghouse:**

NO

**(e) The extension would extend beyond a wall which**

**(i) forms the principal elevation of the original dwellinghouse; or**

**(ii) fronts a highway and forms a side elevation of the original dwellinghouse:**

NO

**(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—(i)extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii)exceed 4 metres in height;**

N/A

**(g) the extension is on article 2(3) land (conservation area) or SSSI, or**

NO

**(g) (i) the extension is single-storey and extends beyond the rear wall of the original dwellinghouse by more than 8 metres in case of a detached dwelling house, or 6m in case of any other dwelling house:**

NO

The extension is 6m deep.

**(g) (ii) the extension exceeds 4 metres in height:**

NO

The extension is 3m in height.

**(h) the enlarged part of the dwellinghouse is two storey (prior approval is only applicable to single-storey rear extensions):**

NO

**(i) the height of the eaves of the extension is higher than 3 Metres (only applicable for extensions within 2 metres from the boundary of the curtilage of the dwellinghouse)**

NO

The eaves' height is 3m.

**(j) the extension is to the side (prior approval is only applicable to single-storey rear extensions)**

NO

**(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out (e) to (j)**

NO

**(k) it would consist of or include the construction or provision of a veranda, balcony or raised platform; the installation, alteration or replacement of a microwave antenna; the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse. (prior approval is only applicable to single-storey rear extensions)**

NO

**Conditions A.3 Development is permitted by Class A subject to the following conditions—**

**(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;**

An informative will be included on the decision notice reminding that the materials used must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

**Condition A, 4 paragraph (3) of Class A states that the LPA may refuse an application where in the opinion of the authority – (a) the proposed development does not comply with or (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).**

Sufficient information has been provided to enable the LPA to determine that the proposal complies with the provision outlined above.

## **IMPACT ON NEIGHBOURING AMENITY**

If an objection is received within 21 days, the Local Planning Authority must make a judgement as to whether there will be an impact on amenity from the proposed extension. If the LPA considers that there will be an impact, then they have to send a notice to the owner stating that prior approval is required, and that it is refused. This has to be done within 42 days (6 weeks) of receipt of the application. If it is not sent to the applicant within 42 days, then it is deemed that the proposal is acceptable.

No objection to the notification has been received from neighbours and consequently the Local Planning Authority concludes that prior approval is not required.

## **RECOMMENDATION**

The determination of this applications for prior approval is carried out under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and as no objections are raised the prior approval of the Local Planning Authority is not required.

### **Informatives:**

- **INFORMATIVE:** Prior Approval - Large householder extension.

The proposal constitutes development within the meaning of Section 55 of the Town and Country Planning Act 1990, by virtue of Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015, is of a class which is described as permitted development and therefore planning permission is not required subject to the following conditions:

(a) the materials used in the exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (A.3 (a));

(b) the development shall be carried out in accordance with the information submitted to the local planning authority unless the local planning authority and the developer agree otherwise in writing (A.4 (11)(b)).

The applicant is advised that this written notice does not constitute a Certificate of Lawfulness nor indicate whether or not the proposed development would comply with any of the other limitations or conditions of the Town and Country Planning (General Permitted Development) Order 2015. If you would like confirmation that the proposed development would be lawful, then you are required to submit a Lawful Development

Certificate to the London Borough of Haringey.