LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 06/10/2014

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2014/2314 **Ward:** Harringay

Date received: 13/08/2014

Last amended date: N/A

Drawing number of plans: Existing 01 - 06 (inc), Proposed 01 - 06 (inc)

Address: 25 Effingham Road N8 0AA

Proposal: Erection of ground floor rear extension

Applicant: Mr Steven Richardson

Ownership: Private

Officer contact: Tobias Finlayson

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1) The proposed single storey rear extension due its combined height, depth, orientation and proximity to the boundary will result in an unwarranted loss of residential amenity to the occupants of 21 Effingham Road by way of loss of daylight, sunlight and outlook and increased sense of dominance and enclosure contrary to Haringey Unitary Development Plan 2006 'saved Policy' UD3 and London Plan 2011 Policies 7.4 and 7.6.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the erection of a single storey rear extension.

3.2 Site and Surroundings

The application site comprises a two-storey middle of terrace building divided into flats and located on the northern side of Effingham Road. The property is neither listed nor within a conservation area. The surrounding area is predominantly residential.

3.3 Relevant Planning and Enforcement history

1982: Planning application (ref: OLD/1982/0334) granted for conversion into two self-contained flats.

4. CONSULTATION RESPONSE

The following were consulted regarding the application:

- Adjoining neighbours
- Ward councillors

No responses were received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the area; and
2. The impact on the amenity of adjoining occupiers

5.1 Character and appearance of the area

The National Planning Policy Framework (2012) paragraph 56 attaches importance to the design of the built environment. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. London Plan (2011) Policies 7.4, 7.5 and 7.6, Haringey's Local Plan Policy SP11 (2013) and the Council's saved UDP Policy UD3 (2013) promote high quality and attractive places, buildings and landscaping within their context which are sustainable, safe and easy to use. SPG1a 'Design guidance' states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

The rear of the property has no public vantage points and can only be seen from the rear gardens of the surrounding properties, some of which have rear extensions. The proposed single-storey rear extension will be flat-roofed and located within an appropriately sized garden so as to remain subordinate to the original building.

5.2 Impact on the amenity of adjoining occupiers

The London Plan (2011) Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy (2006) UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, sunlight, privacy, overlooking and aspect.

The extension will be sufficiently sited away from the property boundary with 27 Effingham Road to the east so that the living conditions currently enjoyed by the occupants of that adjoining property would not be adversely affected by the proposed rear extension.

The proposed rear extension would be adjacent to a habitable room serving the adjoining property to the west (21 Effingham Road). Given the height and depth as will as orientation of the extension in combination with its proximity to the adjoining window, it is considered that the proposed extension would result in an unwarranted loss of residential amenity to the habitants at 21 Effingham Road by way of loss of daylight, sunlight and outlook and

increased sense of dominance and enclosure contrary to saved UDP Policy UD3 and London Plan Policies 7.4 and 7.6 which, inter alia, seek to safeguard the amenity of adjacent properties.

5.3 Conclusions

The proposed development would have a seriously adverse effect of the amenity of neighbouring residents at 23 Effingham Road by reason of a material loss of sunlight, daylight and outlook as well as an increased sense of dominance and enclosure.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Major's CIL charge.

7. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2014/2314

Applicant's drawing No.(s) Existing 01 - 06 (inc), Proposed 01 - 06 (inc)

For the following reason(s):

The proposed single storey rear extension due its combined height, depth, orientation and proximity to the boundary will result in an unwarranted loss of residential amenity to the occupants of 21 Effingham Road by way of loss of daylight, sunlight and outlook and increased sense of dominance and enclosure contrary to Haringey Unitary Development Plan 2006 'saved Policy' UD3 and London Plan 2011 Policies 7.4 and 7.6.