LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 20/10/2014

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2014/2423 **Ward:** St Anns

Date received: 26/08/2014

Drawing number of plans: 101 Rev 0, 102 Rev 0, BP1 Rev 0.

Address: 39 Harringay Road N15 3JB

Proposal: Erection of single storey rear extension (householder application)

Applicant: Ms Jenny Green

Ownership: Private

Site Visit Date: 09/10/2014

Officer contact: Anthony Traub

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions
1) Development begun no later than three years from date of decision
2) In accordance with approved plans
3) Materials to match existing

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Erection of single storey rear extension

3.2 Site and Surroundings

The subject building is a two storey building located on the eastern side of Harringay Road.

The building is not listed and is not located within a conservation area.

The surrounding area is residential in nature with similar housing stock.

3.3 Relevant Planning and Enforcement history

None.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Adjoining neighbours;
- Ward Councillors.

5. LOCAL REPRESENTATIONS

5.1 One letter of objection has been raised by the adjoining neighbour. Matters raised being (response below):

- Concerned about loss of light;
  See neighbouring amenity below;
- Concerned about any foundations and or excavations.
  These matters would be considered under building control and would not hold material weight when considering the planning merits of the application.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Design and appearance
2. The impact on the amenity of adjoining occupiers

6.2 Design and appearance

The proposal would match the design and appearance of the existing in fill extension and use materials that are complementary to the existing building and terrace it forms part of, a condition to this effect is recommended should the application be approved.

Furthermore, the single storey element would match the depth of the existing rear outrigger and is considered to appear subservient to the existing building.

The proposal is therefore considered to be in general accordance with the NPPF 2012, saved UDP 2006 Policy UD3, London Plan 2011 Policy 7.8 and Local Plan 2013 Policy SP11.

6.3 Neighbouring amenity

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

An objection has been raised from the adjoining neighbour to the north with regards to loss of light.

The proposal would increase the depth of an existing in-fill extension by 1.45m. It would be single storey with a relatively flat roof with only a slight pitch to it and would sit 3.1m (approx.) high.

Given the siting of the proposal, the only neighbour that could be potentially be affect would be that of the neighbour to the north at 41 Harringay Road (who has raised no objection).

The subject site sits in a slightly south-east to north-west orientation, making the rear elevation windows face a slightly north-west direction. This orientation limits the amount of sunlight these windows can receive during the day. Furthermore, the existing building has a deep two storey outrigger and a tall single storey rear in fill extension directly adjoining this neighbours boundary. The further extension of the single storey element by 1.45m is not considered to exacerbate the current situation to a discernible level with regards to loss of daylight/sunlight, increased sense of enclosure, loss of outlook from what is current occurring.

The proposal would create no new outlook with the outlook at ground level overlooking the garden of the subject site.

Overall, the proposal is not considered to harm the amenities of neighbours with regards to loss of daylight/sunlight, increased sense of enclosure or loss of outlook and privacy and is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

6.4 Conclusions

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

7. 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.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2014/2423

Applicant's drawing No.(s) 101 Rev 0, 102 Rev 0, BP1 Rev 0.

Subject to the following condition(s):

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. 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 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.