LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 19/01/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2014/3381 **Ward:** Tottenham Green

Date received: 27/11/2014

Drawing number of plans: 1a, 3, 4, 5

Address: Ground Floor Flat 7 Grove Park Road N15 4SW

Proposal: Erection of single storey rear extension

Applicant: Mr David Benedikt Dowsette Estates

Ownership: Private

Site Visit Date: 19/01/2015

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 end-of-terrace, three storey building that is divided into flats. The proposal relates to the ground floor flat. The ground floor already has a single storey flat roofed extension that is between 5.7 and 6.3m in depth.

The building is not listed, but is located within the Clyde Circus Conservation Area.

The surrounding area is residential in nature.

3.3 Relevant Planning and Enforcement history

OLD/1973/1129 REF 05-07-73 Erection of 3 storey rear extension and conversion into 3 self-contained flats.

OLD/1974/0977 REF Erection of rear extension at lst floor level and conversion into 2 self-contained flats.

OLD/1975/0400 GTD Alteration to existing single storey rear extension and conversion into 2 self-contained flats.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Adjoining neighbours;
- Tottenham CAAC;
- LBH Conservation;
- LBH Transportation;
- Clyde Circus Residents Association.

5. LOCAL REPRESENTATIONS

5.1 No representations have been received.

6 MATERIAL PLANNING CONSIDERATIONS

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

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

6.2 Character and appearance of the conservation area

The site concerns a three-storey, end-of-terrace building which falls within Clyde Circus Conservation Area. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 ‘Conservation and archaeology’, saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

SPG1a 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 current single storey rear extension does not display any original features with the proposal seeking to match those of the existing rear extensions. This is also common within the terrace and nearby terraces where there have been modern and less sympathetic to the character of the existing building.

Whilst the proposal would be the deepest rear extension within the terrace, given it is single storey with a flat roof and the site benefits from a deep garden, being end of terrace and set back from the neighbour to the north, the proposal is considered to appear subservient to the existing 3 storey building. Furthermore, there are little original features

existing on the rear elevation of the building and therefore the proposal is not considered to exacerbate this situation.

The rear extension would not be visible from the public realm and is therefore not considered to cause harm to the Conservation Area.

A condition is recommended should the application be approved that materials of the proposed extension match what is currently existing on site.

Overall, the proposal is not considered harm the appearance of the existing building or terrace it forms part of and would create a subservient rear addition that is considered to preserve the Cycle Circus Conservation area. The proposal is in general accordance with Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.3 Impact on the amenity of adjoining occupiers

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.

The proposal would extend 1.5m deeper than the existing rear extension adjacent to 5 Grove Park Road and would extend 3.09m on the boundary nearest 9 Grove Park Road.

The proposal is not considered to harm the amenities of these two neighbours for the following reasons:

- 9 Grove Park Road is set back from the subject site given both properties are end of terraces. This separation is considered to sufficiently protect the amenities of this neighbour given there is a 2m high fence between the properties;
- The neighbour at 5 Grove Park Road does not have a habitable room directly abutting the proposed extension at ground floor with the additional 1.5m depth not considered to discernibly harm the outlook or amount of light the rear window and door would receive from the current built form.

The proposal is therefore not considered to harm the amenities of adjoining neighbours with regards to loss of daylight/sunlight, outlook, privacy or create an increased sense of enclosure and is considered to accord 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 100 sq.m. and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Registered No. HGY/2014/3381

Applicant's drawing No.(s) 1a, 3, 4, 5

Subject to the following conditions:

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 following approved plans and specifications:

1a, 3, 4, 5

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.