LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

Reference No: HGY/2014/3351

Ward:

Date received: 28/11/2014

Last amended date: DD/MM/YYYY

Drawing number of plans: 1:1 & 1:2

Address: 5 Sandford Avenue N22 5EJ

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Applicant: MrJohn Currans

Ownership: ENTER OWNERSHIP

PLANNING DESIGNATIONS

Retrieved from GIS on 02/12/2014 ALMO
Road Network: B Road

Officer contact: Robert Smith

RECOMMENDATION

REFUSE PRIOR APPROVAL

CONSULTATION

3 neighbouring properties consulted:

3 Sandford Avenue, N22 5EJ
7 Sandford Avenue, N22 5EJ
11 Croxford Gradens N22 5QU

RESPONSES

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

- 3 Sandford Avenue
- 7 Sandford Avenue

Issues raised: Loss of light, overshadowing, increased sense of enclosure, overbearing, dust and poluution during construction, potential for damage to adjoining properties during construction.

RELEVANT PLANNING LEGISLATION

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) sets out the requirements for permitted development in respect of the enlargement, improvement or other alteration of a dwelling house.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Any proposal which exceeds the limits in paragraph A.1(e) but is allowed by paragraph A.1(ea) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) must not be in a Conservation Area and must comply with the conditions set out in A.4 of the 2013 amendment.

Before beginning the development the developer shall provide the following information to the local planning authority:

Requirement	Comment	Complies
a written description of the proposed development including— (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) the height of the eaves of the enlarged part of the dwellinghouse;		Yes
(b) a plan indicating the site and showing the proposed development		Yes
(c) the addresses of any adjoining premises;		Yes
(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.		Yes

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.

In this instance following the procedures set out in conditions 1- 4 an objection has been received from the owner or occupier of an adjoining premises and the prior approval of the local planning authority is required in order to assess the impact of the proposed development on the amenity of any adjoining premises as set out in condition 5.

The LPA has not requested any additional information as set out in condition 6.

Condition 7 states that the LPA can only consider the impact of the proposal on the amenity of any adjoining premises and cannot consider any other impacts.

In this instance it is considered that while the North East orinentation of the application and adjoin properties will mean there is unlikely to be significant additional overshadowing or loss of sunlight to neighbours, the 4.6 metre depth of the proposed extension along the boundary with 3 Sandford and at a height of 3 meters would have an overbearing relationship to the neighbouring property and resulting in that property suffering from a significant increased sense of enclosure to the detriment of the occupiers amenity. It is therefore recommended that prior approval be refuse in this instance.

Other matters raised by neighbours relating to pollution and damage caused during construction are not material planning considerations.

CIL APPLICABLE

RECOMMENDATION

REFUSE PRIOR APPROVAL

Reference No: HGY/2014/3351

Drawing number of plans:
1:11:2

For the following reason(s)

The depth, height and massing of the proposed extension will have an overbearing relationship to the neighbouring property at 3 Sanford Avenue and result in that property suffering from a significant increased sense of enclosure to the detriment of the occupiers amenity and contrary to Policies 7.4 and 7.6 of the London Plan 2011, and saved Policies CSV1 and UD3 of the Haringey Development Plan.