LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 15/01/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2014/3396 **Ward:** Fortis Green

Date received: 04/12/2014

Drawing number of plans: 14445/01A, 1445/02B

Address: 5 Woodside Avenue N6 4SP

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.8m, for which the maximum height would be 3.35m and for which the height of the eaves would be 3.35m

Applicant: Mr Panos Savvides

Ownership: Private
Site Visit Date: 12/01/2015

Officer contact: Tobias Finlayson

2. SUMMARY OF RECOMMENDATION

PRIOR APPROVAL REQUIRED AND REFUSED

Reasons for Refusal:

REASON: In accordance with the provisions of the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) Haringey Council, as the Local Planning Authority, give you notice that the prior approval of the Local Planning Authority is REQUIRED but is REFUSED for the following reason:

The proposed extension does not constitute permitted development by virtue of Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Erection of single storey extension which extends beyond the rear wall of the original house by 5.8m, for which the maximum height would be 3.35m and for which the height of the eaves would be 3.35m.

3.2 Site and Surroundings

The subject building is a large, two storey semi-detached dwelling house located on the north-western side of Woodside Avenue. The building is not listed, nor is it located within a conservation area.

The surrounding area is residential in nature.

3.3 Relevant Planning and Enforcement history

None.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- 2 Fordington Road;
- 3 and 7 Woodside Avenue.

5. LOCAL REPRESENTATIONS

5.1 One letter has been received by the neighbour at 3 Woodside Avenue. Whilst no objection has been raised, this neighbour has raised the following matters (response below):

- There should be no flank windows to protect the privacy of adjoining neighbours; The submitted plans show no flank windows.
- The proposed flank walls should be finished in pebbledash to match the existing; There are no details of the party walls, however, the rear elevation is shown as matching in materials. For the proposal to be considered as permitted development, on stipulation is that materials match that existing on site.

6 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.

7 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) the maximum depth of the enlarged part of the dwelling house;	6m	Yes

(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;	3.35m 3.35m	Yes No
(b) a plan indicating the site and showing the proposed development	Site location plan, elevations, and floor plans provided.	Yes
(c) the addresses of any adjoining premises;	Provided	Yes
(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.	Provided Provided	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 particular instance, no objections have been received. However, the proposed eave height is above the permitted 3m and therefore the proposal is not considered to be permitted development or within the thresholds allow under the prior notification procedure and planning permission would be required.

6.1 Conclusions

The determination of this applications for prior approval is carried out under the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013). Whilst no formal objection has been received, given the proposed eaves exceed the allowed 3m, prior approval of the Local Planning Authority is required and refused.

8. RECOMMENDATION

PRIOR APPROVAL REQUIRED AND REFUSED

Registered No. HGY/2014/3396

Applicant's drawing No.(s) 14445/01A, 1445/02B

For the following reason:

REASON: In accordance with the provisions of the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) Haringey Council, as the Local Planning Authority, give you notice that the prior approval of the Local Planning Authority is REQUIRED but is REFUSED for the following reason:

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