LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2014/3553 **Ward:** Fortis Green

Date received: 28/01/2015

Last amended date: 24/03/2015

Drawing number of plans: ANN - P101, ANN - P102, ANN - P103 Rev 2, ANN - P104, ANN - P105, ANN - P106 Rev 2 ANN - P107 incl.

Address: 6 Annington Road N2 9NB

Proposal: Erection of single storey rear extension comprising framed glazed folding sliding doors, timber cladding and rooflights. (AMENDED)

Applicant: Mr Chris Halton

Ownership: Private

Officer contact: Gareth Prosser

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

This is an application for the erection of single storey rear extension comprising framed glazed folding sliding doors, timber cladding and rooflights. A previously proposed porch to the primary elevation has been removed from this application.

3.2 Site and Surroundings

The site is a two storey, Victorian, terraced property with front bay window and gable. The house has a rear dormer window and modest front garden.

3.3 Relevant Planning and Enforcement history

None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Local Residents

The following responses were received :

External:
1) Local Residents
2) Muswell Hill and Fortis Green Association

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 13 letters

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:
Objecting: 0
Supporting: 0

5.3 The following local groups/societies made representations:
- Muswell Hill and Fortis Green Association

5.4 The following Councillor made representations:
- None

5.5 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:
- Design inconsistent with surrounding properties
- Porch unnecessary and detrimental addition to front facade.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:
1. Character and Appearance
2. The impact on the amenity of adjoining occupiers

6.2 Character and appearance

Policy SP11 requires development to enhance and enrich Haringey's built environment and Saved Policy UD3 seeks to ensure that development proposals are of a high design quality and are of a nature and scale that is sensitive to the surrounding area. Local Plan Policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment.

The proposed rear extension is simple and contemporary and seeks to compliment, rather than emulate the character of the original house. This design approach is consistent with other such developments in the Borough. The character and appearance is therefore

considered acceptable, in accordance with saved policy UD3 General Principles and Local Plan policy SP12.

6.3 Impact on the amenity of adjoining occupiers

UD3 General Principles requires development proposals to demonstrate that there is no adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy overlooking and aspect etc. UD3 also requires proposals to complement the character of the local area.

At a maximum of 3m deep and an eaves height of just under 3m the proposed extension is in line with general permitted development rights. The proposal is therefore not considered to have a detrimental impact on the amenity of the neighbouring properties in accordance with saved UDP policy UD3 General Principles.

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/2014/3553

Applicant's drawing No.(s) ANN - P101, ANN - P102, ANN - P103 Rev 2, ANN - P104, ANN - P105, ANN - P106 Rev 2 ANN - P107 incl.

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 following approved plans and specifications:

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

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.