LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 02/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0053 **Ward:** Noel Park

Date received: 06/01/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: PD14131-01, EB, PB-A, 02-B

Address: 161A Westbury Avenue N22 6RX

Proposal: Erection of a single storey rear extension

Applicant: Ms Kelly Taitoko

Ownership: Private

Site Visit Date: 02/03/2015

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 The application seeks planning permission for construction of a single storey ground floor rear extension

Site and Surroundings

3.2 The application site comprises a two-storey mid-terrace property currently in used as self-contained flats located on the western side of Westbury Avenue.

Relevant Planning and Enforcement history

3.3 OLD/1987/2028 GTD 06-04-87 161 Westbury Avenue London - 16/1/87 Conversion into two self-contained flats.

4. CONSULTATION RESPONSE

4 Neighbour Letters

No responses were received

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning issues raised by the proposed development are:
1. Design;
2. Impact on the amenity of adjoining occupiers.

Design:

5.2 Saved UDP Policy UD3 requires new developments (amongst other aims) to complement the character, nature and scale of the local area. Concurrent Local Plan Policy SP11 promotes high quality designs to create attractive, sustainable and safe places and buildings in their local context. These local policies are supported by pertinent London Plan Policies 7.4, 7.5 and 7.6 and Chapter 7 of the NPPF.

5.3 The property already benefits form a 3 metres deep closet wing extension which has a mono pitched roof sloping form approximately 2.45 to 2.9 metres in height. The proposed rear extension would be 3 metres deep and would extend beyond the existing rear 'closet wing' element with a matching width of 3.375 metres. The addition would rise to a maximum height of 2.9 metres with a flat roof and raised parapet wall at 3.05 metres.

5.4 The submitted drawings indicate that matching brickwork would be used on the exterior which is considered acceptable. The proposal is considered to be of an appropriate scale and form and is acceptable in design terms. Matching materials can be secured by condition.

Impact on Neighbouring Amenity:

5.5 It is considered that the addition would not cause a harmful reduction in light or outlook to the neighbouring property immediately north given the fact the extension would be some 1.5 metres from the boundary and a similar extension of similar depth is already in place. The neighbouring property immediately south no. 159 is not considered to be affected over and above the existing situation given it lies south of the site and as such would not be overshadowed.

5.6 Whilst the change of roof form from pitched to flat roof would be appreciable form no. 159, this is not considered to be unduly harmful and on balance the extension is considered acceptable in amenity terms.

Conclusions

5.7 The proposed development is considered to be of an acceptable scale and will not adversely impact the residential and visual amenities of neighbouring occupiers.

5.8 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

6. CIL APPLICABLE

6.1 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.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0053

Applicant's drawing No.(s) PD14131-01,EB,PB-A,02-B

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.

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.

4. No part of any structure hereby granted shall be used as a roof terrace or balcony.

   Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.