LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 02/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0065 **Ward:** Fortis Green

Date received: 07/01/2015

Last amended date: 23/02/2015

Drawing number of plans: EX-000; EX-001; EX-002; EX-003; EX-010; EX-020; EX-100; PL-001 Rev B; PL-002 Rev A; PL-003 Rev A; PL-004 Rev A; PL-005 Rev A; PL-010 Rev B; PL-020.

Address: 63 Grand Avenue N10 3BS

Proposal: Widening of existing drive and replacement of bin store, replacement and enlargement of ground floor rear extension, enlargement of existing dormer and creation of new door to access basement to front elevation (householder application)

Applicant: Mr & Mrs Hilton

Ownership: Private

Site Visit Date: 23/01/2015

Officer contact: Adam Flynn

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

Informatives
1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the widening of the existing driveway to provide a parking space, and the replacement of bin store, the enlargement of ground floor rear extension, the enlargement of existing rear dormer window, and the creation of new door to front elevation to access basement.

3.2 Site and Surroundings

The site is a two-storey terraced dwelling located on the northern side of Grand Avenue. The surrounding area is predominantly residential, and is made up of similar terraced dwellings. The application site is located within the Muswell Hill Conservation Area.

3.3 Relevant Planning and Enforcement history

HGY/1993/1017 – Formation of roof extension involving erection of rear dormer and installation of velux window to front elevation – Granted 07/12/1993.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application and the following responses were received :

Internal:
1) LBH Conservation Officer
No response received.

External:
2) Thames Water
No objection.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 8 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: 0
Objecting: 0
Supporting: 0

5.3 The following local groups/societies made representations:

- Muswell Hill CAAC

5.4 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:

- Welcome retention of rear bay feature
- Car parking space on site not practical

6. MATERIAL PLANNING CONSIDERATIONS

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
3. Parking and highway safety

6.1 Character and appearance of the conservation area

The site concerns a two-storey, mid-terrace dwelling house which falls within the Muswell Hill 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 proposal is considered to be acceptable for the following reasons:

- The proposal would involve a small single storey extension and would not remove any original features at ground floor level, retaining the rear bay window feature
- The proposed extension would be single storey with a flat roof and is considered to be of an appropriate design to ensure it would appear subservient to the existing building
- The proposed dormer enlarges an existing dormer, however the dormer would still be of a size to remain subservient within the roof slope
- Materials will be conditioned to match the existing building

Overall, and for the reasons mentioned above, the proposal is considered to be acceptable and consistent with the relevant policies, and would not harm the appearance of the building, terrace or area.

6.2 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 at ground level from the rear of the property, infilling the gap between the boundary and the outrigger in the site.

With regards to the western neighbour (no. 65), the proposal is not considered cause harm with regards to loss of daylight/sunlight, outlook, increased sense of enclosure as it would not project past the end of the existing rear projection.

With regards to the eastern neighbour (no. 61) the proposal is not considered cause harm with regards to loss of daylight/sunlight, outlook, increased sense of enclosure, as the proposed extension would be set back from the boundary with this property.

Overall, the proposal is considered to be acceptable and would not harm the amenities of surrounding neighbours with regards to loss of daylight/sunlight, outlook or increased sense of enclosure and would be in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

6.3 Parking and Highway Safety

The property already has a dropped kerb, and therefore there is no loss of on street spaces as a result of this application. There is sufficient space proposed within the front of the site to accommodate a car parking space.

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 100sqm and therefore the proposal is not liable for Haringey's CIL charge or the Major's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0065

Applicant's drawing No.(s) EX-000; EX-001; EX-002; EX-003; EX-010; EX-020; EX-100; PL-001 Rev B; PL-002 Rev A; PL-003 Rev A; PL-004 Rev A; PL-005 Rev A; PL-010 Rev B; PL-020.

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: EX-000; EX-001; EX-002; EX-003; EX-010; EX-020; EX-100; PL-001 Rev B; PL-002 Rev A; PL-003 Rev A; PL-004 Rev A; PL-005 Rev A; PL-010 Rev B; PL-020.

   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.

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.

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: Crossovers
The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out before the development is occupied.