LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 16/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0199 **Ward:** St Anns

Date received: 21/01/2015

Drawing number of plans: 01, 02, 03A, 04, 05A, 06A

Address: 116 Rutland Gardens N4 1JR

Proposal: Formation of loft conversion (householder application)

Applicant: Mr Panos Haberis

Ownership: Private

Site Visit Date: 17/03/2015

Officer contact: William Story

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. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for a rear roof extension over first floor

Amendment to application:

- Dormer over the outrigger has been reduced to 3.235m in length
- Dormer materials to have black slate tiles to match existing roof materials of adjoining property at 68 Warwick Gardens.

3.2 Site and Surroundings

The application site is located on the south of Rutland Gardens near the intersection with Warwick Gardens. The site contains a three story end of terrace building and abuts the rear of properties located on Warwick Gardens. The area is predominantly residential and not located within a Conservation area.

3.3 Relevant Planning and Enforcement history

Planning HGY/1999/0423 REF 01-06-99 116 Rutland Gardens London Erection of ground floor rear and side extension.

Planning HGY/2014/2862 PERM DEV 01-12-14 116 Rutland Gardens London Certificate of Lawfulness for alteration of hip to gable, formation of rear dormer and insertion of front roof lights.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

The Garden Residents Association

No responses Received

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 19 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: 4
Objecting: 4
Supporting: 0

5.3 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:

- Overlooking and privacy
- Overshadowing, loss of daylight and sunlight
- Noise
- Balcony (Officer comment: The proposal does not include a balcony or access to the roof)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the area
2. The impact on the amenity of adjoining occupiers

6.2 Character and appearance of the area

Local Plan Policy SP11 'Design' states that 'all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity'

The property contains an existing approval for a rear dormer with one Juliet style window and two sash windows on the rear elevation. This planning application is for the extension

of the dormer over the outrigger to a length of 3.235m with one rear facing window (replacing the two windows currently approved). The proposal has been amended to match the neighbouring dormer extension over the outrigger by reducing the length of the extension from 3.70m to 3.235m along with slate tiles to match. The extension of the dormer would not significantly impact on the character of the building, the application is therefore acceptable in terms of character and appearance in accordance with policy SP11.

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.

The proposed dormer extension would decrease the potential for overlooking, specifically for properties located to the east of the proposal. The approved rear dormer has three rear facing windows including one Juliet style window to the west of the rear elevation. This proposal would replace the two windows on the eastern side of the rear elevation with just one rear facing window, therefore reducing the potential for overlooking. Furthermore the Juliet style window will be blocked from view to the east by the extension over the outrigger.

The increase in size of the dormer would not significantly impact sunlight or daylight amenity of the adjoining neighbours as it is only 3.235m x 3.055m x 1.925m in dimension. The proposed enlargement of the approved dormer is accepted as being largely in line with the scale of development permitted for residential properties of this scale and character. The application is therefore, conducive with 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/2015/0199

Applicant's drawing No.(s) 01, 02, 03A, 04, 05A, 06A

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: 01, 02, 03A, 04, 05A, 06A
Reason: In order to avoid doubt and in the interests of good planning.