LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 16/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0215 **Ward:** Stroud Green

Date received: 22/01/2015

Drawing number of plans: 820/32, 820/33, 820/34, 820/35

Address: 176 Weston Park N8 9PN

Proposal: Formation of loft conversion incorporating a rear dormer

Applicant: Mr Peter Nicolaou

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

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 formation of loft conversion incorporating a rear dormer

3.2 Site and Surroundings

The subject site is located on the northern side of Weston Park, close to the intersection with Uplands Road which does not fall within a Conservation Area. The site contains a three-storey mid terraced property with an original two storey rear addition. The site has a large rear garden area which is accessed by the two ground floor flats. The adjoining properties have commercial use at ground floor with residential above however the majority of the surrounding area is residential in character.

3.3 Relevant Planning and Enforcement history

Planning HGY/2004/0469 GTD 08-06-04 R & B Earthy 176 Weston Park London Retention of 3 x studio flats and 2 x 1 bed self contained flats.

Planning HGY/2009/0620 GTD 02-06-09 176 Weston Park London Erection of single storey rear extension and erection of rear dormer window and roof extension on original back addition with insertion of 2 x velux windows to front elevation to create 2 new bedrooms.

Planning HGY/2012/2124 GTD 12-02-13 176 Weston Park London Erection of single storey rear extension and erection of rear dormer window and roof extension on original back addition with insertion of 2x Velux windows to front elevation to create 2 new bedrooms

Planning HGY/2013/0586 GTD 21-05-13 176 Weston Park London Erection of fencing to front garden including facade alterations.

Planning HGY/2013/2074 WDN 15-11-13 176 Weston Park London Non-material amendment following a grant of planning permission HGY/2012/2124 for additional window to flank elevation of back addition at second floor level

Planning HGY/2014/3545 REF 19-01-15 176 Weston Park London Non-material amendment following a grant of planning permission HGY/2012/2124 to enlarge a rear dormer with a new juliet balcony and new bathroom window to rear dormer and repositioning of rooflights to front elevation

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

No consultees required

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 15 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: 1
Objecting: 0
Supporting: 0

5.3 The following issues raised are not material planning considerations:

- Party Wall Agreement

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 conservation 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, single storey rear extension, and roof extension on original back addition and insertion of 2x Velux windows to front elevation to create 2 new bedrooms Ref: HGY/2012/2124. This planning application is for the enlargement of the rear dormer with a new Juliet balcony, new bathroom window and repositioning of rooflights on front elevation. The enlargement of the dormer would involve an increase in length from 2.26m to 3.81m, a total of increase of 1.55m which would not significantly impact on the character of the building. The dormer remains set down from the ridge, up from the eaves and in from the sides of the existing roof, preserving the existing roof pitch and the overall roofscape. 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 Juliet balcony will not increase the potential for overlooking to a detrimental degree as there is previous approval for two rear facing windows on the rear dormer. The increase in size of the dormer would not significantly impact sunlight or daylight amenity of the adjoining neighbours. The proposed enlargement of the approved dormer and addition of Juliet balcony 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/2015/0215

Applicant's drawing No.(s) 820/32, 820/33, 820/34, 820/35

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: No.(s) 820/32, 820/33, 820/34, 820/35

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

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.