LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 30/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0312 **Ward:** Harringay

Date received: 02/02/2015

Last amended date: NA

Drawing number of plans: AJC-01206-01,01,02,03,04,05,06

Address: 1A Cavendish Road N4 1RP

Proposal: Erection of first floor extension (householder application)

Applicant: Mr Panos Haberis

Ownership: Private

Site Visit Date: 24/02/2015

Officer contact: Robbie McNaugher

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for erection of a first floor extension.

The proposal would be a roof extension to provide an extra storey in the form of a mansard roof increasing the height by some 2.2 metres at the front and 1.8 at the rear.

3.2 Site and Surroundings

The application site is an existing 2 storey dwelling with a large parapet roof on the western side of Cavendish Road close to the junction with Wightman Road.

3.3 Relevant Planning and Enforcement history

HGY/2014/1951 GTD 02-09-14 1A Cavendish Road London Certificate of Lawfulness for use as a single dwelling

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 35 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: 2
Objecting: 2
Supporting:

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:

- The proposal does not include outdoor amenity space
- The proposal does not include space of parking or an area for cycles
- There is no provision for refuse and recycling and refuse could block the pavement in combination with the tree to the front of the site
- The mansard design is bulky and out of character with the streetscene
- The finishes fenestration and roof profile would be out of context and incongruous
- The extension will reduce the openness and daylight when viewed towards Wightman Road
- The additional rear windows on the first floor will overlook the adjoining gardens and result in a loss of privacy
- Overshadowing and loss of outlook to Nos 62, 64 and 66 Wightman Road
- The proposal will reduce light to the front garden of 1 Cavendish Road
- The tenure of the property does not add to a strong community environment
- Bins have been stored on the private alley alongside the site

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 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. 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 which is supported by London Plan Policies 7.4 and 7.6.

Furthermore the NPPF (par 64) states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The proposal would replace the existing parapet and flat roof with a pitched mansard style roof. The application site sits on an elevated site with the frontage of the building forward of the neighbouring properties on Cavendish Road. The front elevation would provide additional windows on the 1st floor and a pitched roof which would improve the appearance of the building but the mansard roof would have a large area of flat roof and a parapet on the flank elevation. This bulky increase in the height of the building on such a prominent site would be a dominate feature which would be incongruous in the existing streetscene and harmful to the visual amenity of the area.

It is therefore considered that the proposal would result in a poor quality design which would not respond to the local context or take the opportunities available for improving the character and quality of the area contrary to Policies 3.4 and 3.5 of the London Plan 2011 and supporting guidance, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, and The NPPF.

6.3 Impact on the amenity of adjoining occupiers

The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect and the avoidance of air, water, light and noise, pollution and of fume and smell nuisance.

The proposal would sit on the boundary with 62 Wightman Road to the west and would be some 3.5 metres from the 1st floor windows in the rear of this property. The proximity of this property and increase in height of some 2.2 metres is considered to result in an adverse overbearing appearance to the rear of this property which would be harmful to the amenity of this property. The proposal is therefore considered to be contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Due to the separation distance between the site and 1 Cavendish Road the proposal is not considered to have a significant impact on the amenity of this property. The increase in height is not considered to have a significant impact on the garden areas to the rear of the site.

Concerns have been raised in relation to bin storage which is shown on the footpath. This is not an acceptable location for bin storage but would be enforced through highways legislation rather than planning as the current proposal is an extension to an existing dwelling and not a new dwelling.

6.4 Conclusions

The proposal would result in a poor quality design which would not respond to the local context or take the opportunities available for improving the character and quality of the area contrary to Policies 3.4 and 3.5 of the London Plan 2011 and supporting guidance, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, and The NPPF.
The proposed development by reasons of its height and proximity to the boundary would have an overbearing appearance to the rear of 62 Wightman Road which would have a significant detrimental effect on the amenity of this neighbouring property contrary to

Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

The proposed development by reasons of its height and proximity to the boundary would have an overbearing appearance to the rear of 62 Wightman Road which would have a significant detrimental effect on the amenity of this neighbouring property contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused 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

REFUSE PERMISSION

Registered No. HGY/2015/0312

Applicant's drawing No.(s) AJC-01206-01,01,02,03,04,05,06

For the following reason(s)

The proposal would result in a poor quality design which would not respond to the local context or take the opportunities available for improving the character and quality of the area contrary to Policies 3.4 and 3.5 of the London Plan 2011 and supporting guidance, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, and The NPPF.

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