LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 23/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0263 **Ward:** Seven Sisters

Date received: 27/01/2015

Drawing number of plans: LR.39.EX.01, LR.39.EX.03, LR.19.PR.101

Address: 39 Lealand Road N15 6JS

Proposal: Certificate of lawfulness for erection of rear dormer

Applicant: C/o Yakov Levy

Ownership: Private

Site Visit Date: 17/03/2015

Officer contact: Anthony Traub

2. SUMMARY OF RECOMMENDATION

GRANT CERTIFICATE

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Certificate of lawfulness for erection of rear dormer

3.2 Site and Surroundings

The subject building is a mid terraced, two storey dwellinghouse.

The building is not listed, nor is it located within a conservation area.

The surrounding area is residential.

3.3 Relevant Planning and Enforcement history

HGY/2015/0290 PENDING Erection of additional storey 'Type 3' (householder application)

4. CONSULTATION RESPONSE

4.1 Not applicable.

5. LOCAL REPRESENTATIONS

5.1 None received.

6 RELEVANT PLANNING LEGISLATION

Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 - Part 1 Class B

7 ANALYSIS/ASSESSMENT OF THE APPLICATION

This application is assessed for compliance with the above order.

Class B - roof extension

The property is a single dwellinghouse in a terrace.

The extension would not exceed the highest part of the existing roof.

The extension does not extend from the plane of the existing roof forming the principal elevation and fronting a highway.

The extension is set back at least 200mm from the eaves

The cubic content of the extension would not exceed 40 cubic metres

Calculations:

The proposed dormer (approximate) = 8m³. This relates only to the dormer over the outrigger extension.

7.1 Conclusions

In pursuance of their powers under the above Acts and Order, the London Borough of Haringey as local planning Authority hereby CERTIFY that the above proposal described by the applicant constitutes development under Section 55 of the Town and Country Planning Act 1990 but is permitted by virtue of Class B of Schedule 2 of the General Permitted Development Order 1995 and is therefore LAWFUL because the cubic content of the roof extension does not exceed 40m³, is set back at least 200mm from the eaves.

8. 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 CERTIFICATE

Registered No. HGY/2015/0263

Applicant's drawing No.(s) LR.39.EX.01, LR.39.EX.03, LR.19.PR.101

For the following reason:

In pursuance of their powers under the above Acts and Order, the London Borough of Haringey as local planning Authority hereby CERTIFY that the above proposal described by the applicant constitutes development under Section 55 of the Town and Country Planning Act 1990 but is permitted by virtue of Class B of Schedule 2 of the General Permitted Development Order 1995 and is therefore LAWFUL because the cubic content of the roof extension does not exceed 40m^3, is set back at least 200mm from the eaves.

INFORMATIVE: This decision relates only to a proposed dormer above the existing outrigger.