LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 23/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0298 **Ward:** Fortis Green

Date received: 29/01/2015

Drawing number of plans: 205/14-PL-02 Rev A – 07 Rev A incl.

Address: 25 Pages Hill N10 1PX

Proposal: Erection of single storey rear extension (householder application)

Applicant: Ms Maria Kane

Ownership: Private

Site Visit Date: 24/03/2015

Officer contact: Gareth Prosser

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) Hours of construction
2) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the erection of single storey rear extension

3.2 Site and Surroundings

The site is a two storey terraced property with hipped roof, front bay and rear dormer window. The property is not located within a conservation area.

3.3 Relevant Planning and Enforcement history

HGY/2001/1776 REF 29-01-02 25 Pages Hill London Erection of roof extension comprising hip to gable and full width rear dormer window.

HGY/2002/0297 PERM REQ 30-04-02 25 Pages Hill London Alterations to roof in the form of side/rear dormer to facilitate a loft conversion and the erection of 2 no. rooflights at the front.

HGY/2002/0298 NOT DET 10-06-02 25 Pages Hill London Alteration to roof in the form of side/rear dormer to facilitate a loft conversion and the erection of 2 no. rooflight at the front.

HGY/2002/0620 PERM DEV 25-06-02 25 Pages Hill London The installation of 2 rooflights to front elevation and roof extension to rear and side to facilitate a loft conversion.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Local residents

The following responses were received :

External:
1) 27 Pages Lane - Objection

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 2 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:
Objecting: 2
Supporting: 0

5.3 The following local groups/societies made representations:
- Muswell Hill and Fortis Green CAAC

5.4 The following Councillor made representations:
- None

5.5 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:
- Overdevelopment of the site
- Loss of sunlight
- Overbearing
- Overlooking/loss of privacy

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:
1. Character and appearance
2. The impact on the amenity of adjoining occupiers

6.2 Character and appearance

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 proposed character is simple and contemporary in appearance which complements the simple character of the existing property. Therefore the application complies with Local Plan policy SP11 and saved UDP policy UD3.

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 amended extension design follows the staggered design of the original back wall projecting 3m from each section (reduced from 4m). This is in line with both permitted development rights and other such extensions granted by the Council within the vicinity. Given that the existing floor level has been dropped, the height of the extension on the boundary with No27 is 3.1m. Given that this is largely in line with permitted development rights when viewed in context with the ground floor level of No 27, the application is not considered to have a significant detrimental impact on the amenity of the No27. Given the gap between the extension and No 29 there are no concerns regarding amenity on this side of the property. The application is therefore in compliance with saved policy UD3.

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/2015/0298

Applicant's drawing No.(s) 205/14-PL-02 Rev A – 07 Rev A incl.

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:205/14-PL-02 Rev A - 07 Rev A incl.

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

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.