LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 30/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0380 **Ward:** Muswell Hill

Date received: 06/02/2015

Last amended date: 30/03/2015

Drawing number of plans: 1406-01; 1406-02; 1406-11 Rev B; 1406-12 Rev A; 1406-13 Rev B; 1406-14 Rev B; Design and Access Statement

Address: 4 Rookfield Avenue N10 3TS

Proposal: Formation of loft conversion with dormer window and velux windows to rear elevation, rear extension at ground level with basement excavation (householder application).

Applicant: Mr & Mrs Ben Blake

Ownership: Private

Site Visit Date: 16/02/2015

Officer contact: Adam Flynn

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) Materials to match existing

Informatives
1) Land ownership
2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the formation of a loft conversion with dormer and roof lights to the rear elevation, and the erection of a rear extension at ground floor level with basement excavation.

Site and Surroundings

3.2 The property is a two-storey, plus basement, terraced dwelling located on the eastern side of Rookfield Avenue. The street and wider area are made up of similar terraced and semi-detached dwellings. The property is located within the Rookfield Conservation Area, and is covered by the Rookfield Estate Article 4 Direction.

3.3 The Rookfield Estate is a low density housing development built around the garden suburb principles; consisting largely terrace houses of the Arts & Crafts style with communal open spaces, grass verges, hedges and many mature trees. The estate has gates set across the entrances from Muswell Hill which give the estate a private feel..

Relevant Planning and Enforcement history

3.4 HGY/2014/2952 – Formation of loft conversion with dormer and roof lights to rear elevation. and erection of rear extension at ground floor level with basement excavation – Withdrawn

3.5 HGY/2006/1809 – Erection of rear dormer window – Refused 31/10/2006

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

1) LBH Conservation Officer - No comments received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 7 letters. 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: 3
Objecting: 3
Supporting: 0

5.2 The following local groups/societies made representations:

- Rookfield Management Ltd.

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:

- Rear extension not in keeping with terrace and disproportionate
- Overbearing
- extensions
- Extensions will destroy symmetry of terrace and detract from the rear elevation, which will be detrimental to the Conservation Area.

5.4 The following issues raised are not material planning considerations:

- Structural security of basement / foundations

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

Impact on character and appearance of the conservation area

6.2 The site concerns a two-storey, mid-terrace dwelling house which falls within the Rookfields Conservation Area and Article 4 Direction. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.3 SPG1a states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

6.4 The previous application, which was withdrawn, was recommended for refusal for the following reasons:

1) The proposed roof extension would introduce a discordant feature to the elevations of the building and would detract from the visual continuity of the Rookfield Conservation Area, by reason of its overall bulk and scale in relation to the property and is therefore detrimental to the visual amenity of the area, contrary to Saved Policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006, Policies SP11 and SP12 of the Haringey Local Plan 2013, and Policies 7.4, 7.6 and 7.8 of the London Plan 2011.

2) The proposed rear extension, by reason of its size, scale and design, would be out of keeping with the design and character of the existing dwelling, and would have adverse effect on the appearance of the property and the visual amenity of the Rookfield Conservation Area as a whole, contrary to Saved Policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006, Policies SP11 and SP12 of the Haringey Local Plan 2013, and Policies 7.4, 7.6 and 7.8 of the London Plan 2011.

6.5 The proposed rear dormer window has been reduced in bulk and height from the previous application. The glazed area has been reduced and the number of rooflights proposed has also been reduced. The dormer has been kept to a minimum size, and now sits well within the roof slope. Whilst it is recognised that dormer windows are not a regular feature of the area, on balance it is considered that the rear dormer is now acceptable, and would not impact on the dwelling or area.

6.6 The proposed rear extension has been reduced in bulk and massing, and has a more simple design and layout from the previous application. It incorporates a good amount of glazing to the rear to reduce the visual bulk, and the flanks will be in matching brick. The height of the extension has also been reduced to improve the visual appearance. Overall, it is considered that the rear extension is now acceptable, and would not impact on the dwelling or area.

6.7 Overall, and for the reasons mentioned above, the proposal is considered to be acceptable and consistent with Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12 and would not harm the appearance of the building, terrace and townscape and would preserve the appearance of the Rookfields Conservation Area.

Impact on the amenity of adjoining occupiers

6.8 All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

6.9 The proposal would extend at ground level from the rear of the property, projecting 3m from the rear wall of the property.

6.10 With regards to the neighbouring properties, the proposal is not considered cause harm with regards to loss of daylight/sunlight, outlook, increased sense of enclosure for the following reasons:

- The proposed extension would be located 1.8m to the north of the neighbouring property at number 6, as such, there would be little impact on the sunlight received by the neighbouring property.
- It would be 3.3m from the rear of number 2, so would not impact on the outlook of this property.
- The extension would be 3m in depth and set off the boundaries with both neighbouring properties. As such, it is in line with the Council's guidance, and would not impact on the neighbouring properties.
- The proposal has no fenestration in the flank walls and thus would not harm the privacy of the neighbouring properties.

6.11 A number of concerns have been raised in respect of the basement development. The structural integrity of the proposed basement would need to satisfy the modern day building regulations and separate permission would be required under Building Regulations. In addition the necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.

6.12 The purpose of the Building Control/ Building Regulations is to ensure that the engineering design is professional and competent, the construction work is undertaken in a skilful and proficient manner and that the sequence of working on site (including temporary works) are properly planned and carried out. In terms of the Party Wall Act any developer/ property owner wishing to excavate a basement must notify the adjoining owner with a description of the works and details of whether/how the neighbouring structures will be strengthened or safe guarded.

6.11 Overall, the proposal is considered to be acceptable and would not harm the amenities of surrounding neighbours with regards to loss of daylight/sunlight, outlook or increased sense of enclosure and would be in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

Conclusions

6.12 The proposed extensions are considered to be sympathetic to the design of the original property, the terrace and the character and appearance of this part of the conservation area and will not adversely impact the residential and visual amenities of neighbouring occupiers.

6.13 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be approved for the reasons set out above. Given the above this application is recommended for APPROVAL.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0380

Applicant's drawing No.(s) 1406-01; 1406-02; 1406-11 Rev B; 1406-12 Rev A; 1406-13 Rev B; 1406-14 Rev B; Design and Access Statement

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: 1406-01; 1406-02; 1406-11 Rev B; 1406-12 Rev A; 1406-13 Rev B; 1406-14 Rev B; Design and Access Statement

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

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

   Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.