LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 20/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0537 **Ward:** Seven Sisters

Date received: 23/02/2015

Drawing number of plans: 20150205-PL01, 02, 03, 10, 11 & 12

Address: 160 Gladesmore Road N15 6TH

Proposal: Formation of Type 3 roof extension (householder application)

Applicant: Ms Rottenberg

Ownership: Private

Site Visit Date: 02/04/2015

Officer contact: Sarah Madondo

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Permission is sought for erection of Type 3 roof extension to create additional rooms in the loft including a water tank.

3.2 Site and Surroundings

The site application is two storey terraced house located on Gladesmore Road. The site is located in South Tottenham. The area is residential in character

The site is not a conservation area.

3.3 Relevant Planning and Enforcement history

HGY/1997/1108 GTD 26-08-97 160 Gladesmore Road London Erection of a single storey side/rear extension.

HGY/2015/0541 PN NOT REQ 30-03-15 160 Gladesmore Road London Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for

which the maximum height would be 3m and for which the height of the eaves would be 3m

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Ward councillors
Neighbouring properties

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of letters

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. The impact on the amenity of adjoining occupiers
2. Design and appearance

6.2 Design & Appearance

Saved UDP Policy UD3 requires new developments (amongst other aims) to complement the character, nature and scale of the local area. Concurrent Local Plan Policy SP11 promotes high quality designs to create attractive, sustainable and safe places and buildings in their local context. These local policies are supported by pertinent London Plan Policies 7.4, 7.5 and 7.6 and Chapter 7 of the NPPF.

SPD 'House extensions in South Tottenham' sets out the design code for all household developments, including roof proposals in South Tottenham. The SPD has been produced to relieve over crowding, and provide for additional habitable accommodation for large families in this part of the Borough. The application site has been identified as a defined street in the SPD.

Type 3 loft conversion

The application proposes a second floor extension with loft accommodation at third floor level. This additional floor will replicate the existing first floor in dimensions and materials in order to create a 3-storey house. The pitched roof and pointed gable over bay windows would be retained. The proposal is in accordance with the Type 3 model set out in the House Extensions in South Tottenham SPD. As such it is sympathetic to the character of the terrace and the scale of development in the South Tottenham Area.

Bedroom standards

The Mayor's London Housing Design Guide 2010 states that the preferred standards for the minimum floor areas of bedroom are 8 sqm for single bedrooms abd 12 sqm for double and twin bedrooms.

The proposal would create 2 additional bedrooms with following sizes:

Bedroom 1 = 9.1 square metres
Bedroom 2 = 15.4 square metres

The proposed bedrooms sizes would be acceptable and in accordance with the Mayor's London Housing Design Guide 2010.

Water Tank

The proposal also includes a water tank in the loft space which is acceptable.

6.3 Impact on the amenity of adjoining occupiers

London Plan Policy 7.6 'Architecture' and Saved UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding development. Saved UDP Policy ENV6 requires developments to minimise harm from noise pollution.

The proposal is in accordance with the SPD House Extensions in South Tottenham and it is considered tat there would be no significant harm to amenity in compliance with the above policies.

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/2015/0537

Applicant's drawing No.(s) 20150205-PL01, 02, 03, 10, 11 & 12

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.

3. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:20150205-PL01, 02, 03, 10, 11 & 12

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

4. Notwithstanding the approved plans, no development shall commence on site until details of all front elevation facing materials (detailed drawings or samples plans or sections at scale 1:20) including:

" windows (including head, sill and window reveal details),
" brickwork, or render (including how a seamless finish to the existing wall will be achieved) and
" roof tiles
" corner to neighbouring house, including how any corbelled party wall parapet will be removed,
" eaves or parapet (including cornice), which should match the existing / original in height and detailing, and
" bay window (if applicable), including brickwork between existing and new window, and roof to the bay, including (if applicable) its gable infill, overhang and barge board,

shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, or can be ordered rectified by a planning officer on site if details are not submitted for prior approval.
REASON: In the interests of visual amenity and the character and appearance of the area.