LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 03/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0431 **Ward:** Woodside

Date received: 10/02/2015

Drawing number of plans: 1473/1 and 1473/2

Address: 45 Warberry Road N22 7TQ

Proposal: Alterations to the front elevation.

Applicant: Mr Slawomir Masicz

Ownership: Private

Site Visit Date: 24/03/2015

Officer contact: William Story

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) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for alterations to the front elevation involving the changing the position of the entrnace door and bay window. The plans show extensions to the prpeprty however these are not being considered under this application but rather are propsoed under ‘permitted development rights’ .

Site and Surroundings

3.2 The application site is located on the western side of Warberry Road N22 in Woodside ward. The property is a two storey end of terrace dwelling house. The site is not located within a conservation area.

Relevant Planning and Enforcement history

3.3 None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Avenue Gardens Residents Association

No responses were received:

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 8 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: 1
Objecting: 1
Supporting: 0

5.2 A objection initially submitted (from No 43 adjoining) but was subsequently withdrawn, but made the following comments.

"A surveyor of my choice should inspect and report on the condition of my property both before commencement of the building work and after its completion. This should be paid for by the planning applicant. This would be necessary because of the close proximity of the property to mine and the existence of party walls and it would ensure that financial responsibility for any damage to my property could be undertaken by the applicant if necessary." Comment: This is not a material planning consideration, an informative is drawing to the attention of the owners the requirements in respect of 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.

Should the planning application be successful discussions should take place between the applicant and myself about the nature and extent of and timetable for the building work to take place to ensure its inconvenience to me and its intrusion on my day to day living is minimised. It may also be necessary for reviews of progress and building work implications to be discussed periodically. Comment: An informative is added to remind 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.

"restrictions on the hours allowable for building work and that these should be strictly adhered to…" Comment: As above

6. MATERIAL PLANNING CONSIDERATIONS

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

1. Impact of the proposed development on the character and appearance of the area
2. Impact on the amenity of adjoining occupiers

Impact on the character and appearance of the area

6.2 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' SPG1a 'Design guidance' states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character.

6.3 This application is to alter the front elevation of the building in connection with the internal re-configuration. These changes involve swapping the position of the front door and the bay window. While the properties in this street sit in pairs the sympathy been many have been lost in connection with alterations and changes (in specific porch extensions, which can be carried out without the need for planning permission). In the case of the application property it is an end of terrace property and currently is different in appearance to No 43, which is adjoining. The subject proposal will be replacing the door and bay window with like for like materials.

Impact on the amenity of adjoining occupiers

6.5 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.6 The alterations to the front elevation are effectively mirroring (swapping) the bay window and front door and will not affect the amenity of the next door property. In specific the entrance to No 43 is located nearest the new bay as opposed to a bay window.

Conclusions

6.7 The proposed alteration is considered to be sensitive to the architectural appearance of this property.

6.8 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

7.1 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/2015/0431

Applicant's drawing No.(s) 1473/1 and 1473/2

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: 1473/1 and 1473/2.

   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: 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.