LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0497 **Ward:** Seven Sisters

Date received: 16/02/2015

Drawing number of plans: FR.69.PR.01, EX.01, EX.02, FR.61.LP

Address: 61 Fairview Road N15 6LH

Proposal: Erection of additional storey 'Type 3' (householder application)

Applicant: Mr C/o Yakov Levy

Ownership: Private

Site Visit Date:

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Erection of additional storey 'Type 3' (householder application)

3.2 Site and Surroundings

The site application is a two storey terraced dwellinghouse located on Fairview Road in the South Tottenham Area.

3.3 Relevant Planning and Enforcement history

Not relevant.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

None

5. LOCAL REPRESENTATIONS

5.1 One letter of support was received.

6 MATERIAL PLANNING CONSIDERATIONS

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

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

6.2 Design and appearance

Policies 7.4 and 7.6 of the London Plan and Policy UD3 of the Haringey UDP require development proposals be of high design quality, complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area.

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.

The proposed roof extension is to scale that is comparable to existing properties in the vicinity and as such would in keeping with the pattern of development locally.

The proposal is therefore in compliance with Policy UD3 of the Unitary Development Plan 2006 and Policy SP11 of the Haringey Local Plan.

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 to House Extensions in South Tottenham and there would be no significant harm to amenity in compliance with the above policies given the proposal extends upwards only and within the footprint of the existing building.

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/2015/0497

Applicant's drawing No.(s) FR.69.PR.01, EX.01,EX.02,FR.61.LP

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:FR.69.PR.01, EX.01,EX.02,FR.61.LP

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

3. 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.