LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 30/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0474 **Ward:** Noel Park

Date received: 16/02/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: extension detail, extension plan

Address: 21 Parkland Road N22 6SU

Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4.031m, for which the maximum height would be 3.965m and for which the height of the eaves would be 2.9m

Applicant: Mr Robert Fisher

Ownership: Private

Site Visit Date:

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

PRIOR NOTIFICATION NOT REQUIRED

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Erection of a single storey extension which extends beyond the rear wall of the original house by 4.031m, for which the maximum height would be 3.965m and for which the height of the eaves would be 2.9m

3.2 Site and Surroundings

The application site comprises a two-storey end of terrace property located on the south western side of Parkland Road

The property is not a Listed Building and is not located within a Conservation Area

3.3 Relevant Planning and Enforcement history

No relevant planning history

4. CONSULTATION RESPONSE

No responses received

RELEVANT PLANNING LEGISLATION

The determination of this applications for prior approval is carried out under the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013);

ANALYSIS/ASSESSMENT OF THE APPLICATION

Amendments to the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 were introduced on 9th May 2013, and became legislation on 30th May 2013. These introduced a new prior approval procedure to be carried out by homeowners wishing to extend their homes by 6m or 8m depth to the rear. The procedure is that the homeowner needs to notify the Local planning Authority of the intention to extend their house, and by how much, and the Local Planning Authority must then notify adjoining neighbours, If no objections are received within 21 days, the Local Planning Authority must issue a notice stating that as no objection is raised, the prior approval of the Local Planning Authority is not required.

If an objection is received within 21 days, the Local Planning Authority must make a judgement as to whether there will be an impact on amenity from the proposed extension. If the LPA considers that there will be an impact, then they have to send a notice to the owner stating that prior approval is required, and that it is refused. This has to be done within 42 days (6 weeks) of receipt of the application. If it is not sent to the applicant within 42 days, then it is deemed that the proposal is acceptable.

No objections were received in this instance. The proposed extension would be 4.031 metres in depth for which the maximum height would be 3.965m and for which the height of the eaves would be 2.9m. Therefore PRIOR NOTIFICATION NOT REQUIRED.

6.1 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

PRIOR NOTIFICATION NOT REQUIRED

Registered No. HGY/2015/0474

Applicant’s drawing No.(s) extension detail, extension plan