LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 20/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0615 **Ward:** Hornsey

Date received: 26/02/2015

Last amended date: N/A

Drawing number of plans: 990-01 Rev #, 990/02, 990/03, 990/04, 990/05, 990/06 Rev #

Address: 31 Priory Avenue N8 7RP

Proposal: Erection of single storey side and rear extension (householder application)

Applicant: Mr & Mrs Pulhan

Ownership: Private

Site Visit Date: 22/04/2015

Officer contact: Tobias Finlayson

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
4) Roof of extension not to be used as balcony/terrace

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

The proposal seeks permission for the erecton of single storey side and rear extension (householder application).

3.2 Site and surroundings

The application site comprises a two-storey middle of terrace single dwellinghouse located on the eastern side of Priory Avenue and is neither a listed building nor within a conservation Area. The surrounding area is predominantly residential.

3.3 Relevant planning or enforcement history

No planning or enforcement history.

4. CONSULTATION

Neighbouring owner/occupiers were consulted regarding the application and no responses were received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the surrounding area; and
2. The impact on the amenity of adjoining occupiers.

5.1 Character and appearance of the surrounding area

The proposal should be considered alongside the NPPF 2012, saved UDP 2006 policy UD3, London Plan 2015 policy 7.8 and Local Plan 2013 policy SP11. Overall, 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.

The only visible changes as a result of the proposal will be to the rear, which has no public vantage points and can only be seen from the gardens of the surrounding properties of which several have been extended at the rear. Therefore, subject to the extension being constructed of appropriate materials, the proposal will not harm the character or appearance of the surrounding area and is in accordance with the above policies.

5.2 Impact on the amenity of adjoining occupiers

Saved UDP 2006 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 2015 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.

With regard to the residential amenities enjoyed by the occupants of the adjoining property to the south (#29), the proposed extension will extend past the adjoining rear building line by approximately 3m, which is a depth allowed by permitted development rights. Furthermore, the height of the proposed extension is not excessive. It is therefore considered that the proposal will not result in any undue harm to the residential amenities enjoyed by the occupants of that adjoining property.

With regard to the residential amenity of the adjoining property to the north (#33), the proposed extension, in conjunction with its acceptable height, will not extend past the adjoining rear building line to such a degree (less than 3m) so as to result in any undue harm to the residential amenities enjoyed by the occupants of that adjoining property.

It is also noted that no objections from residents of neighbouring properties have been received which would arguably indicate that the residents of those properties do not consider the extension to unduly harm their residential amenities.

A condition is recommended restricting use of the extension roof as a terrace to ensure that no loss of privacy results.

5.3 Conclusions

The proposal will not harm the character or appearance of the surrounding area or result in any undue harm to the residential amenities enjoyed by the occupants of neighbouring properties and is therefore considered acceptable.

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

6. CIL

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Local or Mayoral CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0615

Applicant's drawing No.(s) 990-01 Rev #, 990/02, 990/03, 990/04, 990/05, 990/06 Rev #

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:990-01 Rev #, 990/02, 990/03, 990/04, 990/05, 990/06 Rev #

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.

4. No part of the roof the extension hereby granted shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.