LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 27/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0651 **Ward:** Harringay

Date received: 02/03/2015

Drawing number of plans: 101 and 201

Address: 145 Lothair Road North N4 1ER

Proposal: Erection of ground floor rear extension

Applicant: Kids Property Limited

Ownership: Private

Site Visit Date: 27/03/2015

Officer contact: Aaron Lau

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

Informatives

1) The NPPF
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- This is an application for Erection of ground floor rear extension

3.2 Site and Surroundings

- The application site is rectangular in shape and comprises a two-storey end of terrace property located on the northern side of Lothair Road North.

- The site does not fall within a designated conservation area.

3.3 Relevant Planning and Enforcement history

- HGY/2006/2228 - Erection of single storey rear extension. – refused 05/01/2007

- HGY/2005/0014 - Erection of a single storey rear extension. – refused 01/03/2005. The subsequent appeal was allowed by the Planning Inspectorate in 2007.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Harringay Ladder Safety Community Partnership

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 0 site notice displayed in the vicinity of the site and 34 letters

5.2 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: 0
Objecting: 0
Supporting: 0

6 MATERIAL PLANNING CONSIDERATIONS

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

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

6.2 Character and appearance of the area

6.2.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, states that 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.

6.2.2 The new single-storey rear extension will be similar to the size, scale and materials of the 2007 development allowed by the Planning Inspectorate. The only difference is the new extension is 500mm deeper and is full width.

6.2.3 The Council takes the view that the proposed ground floor development is proportionate and sensitively designed to the host building so as to appear sub-ordinate, and without detracting from the visual coherence of the property.The proposal is therefore considered an appropriate development within the terrace, and would enhance the visual amenity and character of the area and be in accordance

to the NPPF, saved SPG1a 'Design guidance'. UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 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.

6.3.2 No representations have been received following consultation.

6.3.3 The nearest ground floor window of the adjoining property at No. 143 Lothair Road North is non-habitable (forms part of a kitchen) therefore the 3.5m deep extension will not incur any loss of amenity to occupiers of this individual unit. There will be no impact on the opposite end as it abuts a private alleyway.

6.4 Conclusions

6.4.1 The proposed development is acceptable in principle as it would not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and has been sensitively designed to maintain the character and visual amenity of the area.

6.4.2 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/2015/0651

Applicant's drawing No.(s) 101 and 201

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:

101 and 201

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: 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.

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.