LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 27/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0649 **Ward:** Alexandra

Date received: 02/03/2015

Drawing number of plans: 001, 004, 010, 011, 012, 113, 020, 021, 022, 023, 030, 031, 103, 110, 111, 112, 113, 120, 121, 122, 123, 130, 131 and 132

Address: 5 Kendalmere Close N10 2DF

Proposal: Erection of a single storey side and rear extension to the existing property together with two new dormers at the rear and associated internal works

Applicant: Dr Naaheed Mukadam

Ownership: Private

Site Visit Date: 16/04/2015

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Erection of a single storey side and rear extension to the existing property together with two new dormers at the rear and associated internal works

3.2 Site and Surroundings

The application site comprises a two-storey detached dwelling house located on the north western side of Kendalmere Close.

The property is not a Listed Building however is located within the Vallance Road Conservation Area

The surrounding area is predominantly residential in nature with a range of housing types.

3.3 Relevant Planning and Enforcement history

Planning HGY/1995/0750 REF 08-08-95 5 Kendalmere Close London - Erection of one dormer window to front of property to match existing.

Planning HGY/1996/0833 REF 06-08-96 5 Kendalmere Close London Erection of second dormer window to front elevation

Planning HGY/2015/0649 PENDING --- 5 Kendalmere Close London Erection of a single storey side and rear extension to the existing property together with two new dormers at the rear and associated internal works

4. CONSULTATION RESPONSE

18 Neighbour Letters

LBH Building Control
LBH Conservation Area
Muswell Hill/ Fortis Green Residents Association
Muswell Hill & Fortis Green CAAC

No responses received

5 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are the principle of the development, the impact of the proposed development on the character and appearance of the area and the impact on the amenity of adjoining occupiers

The principle of extending residential property to improve the existing accommodation is generally supported by policy and acceptable in principle.

Design:

The Council's UDP policy CSV5 Alterations & Extensions in Conservation Areas states that extensions should preserve or enhance the character and appearance of the conservation area and retain or reinstate characteristic features. The supporting Conservation Design Guidance SPG2 states that roof extensions should complement the appearance of the existing building.

The Council's Design Guidance SPG1a states that all extensions should be subordinate in scale to the original building and should respect its original character. Thus any alteration or extension should either fit in to the character of the house, or if contrasting in design, should by its independence and smallness of scale not undermine the architectural effect of the whole.

The submitted drawings indicate that the rear dormer would be carefully positioned within the rear roof slope of the main building and would be approximately 2.2 metres wide by 2.5 metres high with hipped roofs matching the main building. The additions would be set back from the eaves by approximately in from the sides by and down from the ridge so as to appear subordinate which is in line with the Council's guidance.

It is considered that the proposed dormers would sit comfortably at roof level and would preserve and enhance the character and appearance of the Conservation Area and as such the proposal is acceptable in design terms.

The proposed rear extension would be approximately 4 metres deep and half the width of the rear elevation. The addition would rise to a maximum height of 2.7 metres with a flat roof and is considered to be a well proportioned addition to the original dwelling. Matching materials can be secured by condition.

Neighbouring Amenity:

The proposed dormers would introduce some additional oblique views of the neighbouring gardens immediately west however it is not considered that this would be harmful to a material degree. No flank windows would be installed on the side of the dormer and objections have been received from neighbours.

Given the position of the rear dormer at roof level is not considered that any material loss of light or outlook would arise.

The proposal is acceptable in amenity terms.

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

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0649

Applicant's drawing No.(s) 001, 004, 010, 011, 012, 113, 020, 021, 022, 023, 030, 031, 103, 110, 111, 112, 113, 120, 121, 122, 123, 130, 131 and 132

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:001, 004, 010, 011, 012, 113, 020, 021, 022, 023, 030, 031, 103, 110, 111, 112, 113, 120, 121, 122, 123, 130, 131 and 132

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 any structure 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.