LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 27/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0693 **Ward:** Harringay

Date received: 05/03/2015

Last amended date: 06/05/2015

Drawing number of plans: 01 - 04, 05 (Rev A), 06 (Rev A), 07 (Rev A), 08 (Rev A), 09 (Rev A)

Address: 99 Falkland Road N8 0NS

Proposal: Formation of loft conversion with rear dormer and skylights

Applicant: Mr Pavlos Syrimis

Ownership: Private

Site Visit Date: 29/05/2015

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

The application seeks planning permission for construction of a rear dormer roof extension and insertion of two front roof lights

3.2 Site and Surroundings

The application site comprises a two-storey end-of-terrace property located on the northern side of Falkland Road close to the junction with Green Lanes. The property is currently arranged as two self-contained flats.

3.3 Relevant Planning and Enforcement history

OLD/1981/0385 GTD 14-12-81 99 Falkland Road - 12/10/81 Conversion to 2 self-contained flats.

4. CONSULTATION RESPONSE

39 Neighbour Letters

Harringay Ladder Community Safety Partnership

No responses received

5 MATERIAL PLANNING CONSIDERATIONS

The main planning issues are considered to be:

- Principle of development;
- Design
- Impact on residential amenity

Principle of development;

The principle of extending a residential property to improve the existing residential accommodation is generally supported by policy and acceptable in principle subject to satisfying other policy objectives of the development plan.

Design

Saved UDP Policy UD3 requires new developments (amongst other aims) to complement the character, nature and scale of the local area. Concurrent Local Plan Policy SP11 promotes high quality designs to create attractive, sustainable and safe places and buildings in their local context. These local policies are supported by pertinent London Plan Policies 7.4, 7.5 and 7.6 and Chapter 7 of the NPPF.

The proposed rear dormer extension would be full width however would be set back from the eaves by approximately 1 metre so as to appear subordinate. The submitted drawings indicate that matching vertically hung tiles would be used on the rear facing and uPVC window installed matching the windows below. The addition

The Council's SPG1a design policies seek to ensure that all extensions are sympathetic to the character and appearance of the host building and wider area. The surrounding area is characterised by terraced dwellings, many of which have full size box dormer extensions. The proposed extension would therefore not be out of character with the area and would be of an appropriate scale and form. Matching materials can be secured by condition. The proposal is acceptable in design terms.

Impact on Residential Amenity

The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking and aspect.

Whilst the addition would introduce some additional views, it is not considered that this would be so material to warrant refusal of permission. There would be material no loss of light or outlook to neighbouring properties given the end of terrace location, scale and position of the addition at roof level. 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/2015/0693

Applicant's drawing No.(s) 01 - 04, 05 (Rev A), 06 (Rev A), 07 (Rev A), 08 (Rev A), 09 (Rev A)

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:

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

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.