LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 11/05/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0770 **Ward:** Tottenham Hale

Date received: 16/03/2015

Last amended date: n/a

Drawing number of plans: 14060/1, 2 & 3

Address: 34 Shelbourne Road N17 9YH

Proposal: Erection of first floor side extension, replace pitched roof with flat roof on rear and part side extension and replacement of front porch with single storey front extension.

Applicant: Ms H Peters

Ownership: Private

Officer contact: Eoin Concannon

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) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

The application seeks planning permission for ground floor front extension to form new porch with first floor side extension. It is also proposed to replace existing ground floor roof with flat roof.

3.2 Site and Surroundings

The application site is situated western side of Shelbourne Road and comprises a two storey end of terrace dwelling. The subject site has an existing single storey rear extension

with a small porch to the front. The area is predominately residential in nature. The subject property is not a listed building and not within a conservation area

3.3 Relevant Planning and Enforcement history

HGY/2003/1696 **GTD** 28-10-03 34 Shelbourne Road London Erection of a single storey side and rear extension.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Letters were sent to adjoining neighbouring properties providing 21 days to comment on the scheme.

5. LOCAL REPRESENTATIONS

5.1 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:
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 surrounding area
2. The impact on the amenity of adjoining occupiers

6.2 The impact of the proposed development on the character and appearance of the surrounding area

Policies 7.4 and 7.6 of the London Plan and Policy UD3 of the Haringey UDP require development proposals be of high design quality, complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area.

The subject property is a corner plot adjacent to the junction with Manor Road. The property on the opposite side of the corner, No. 32 Shelbourne Road has a two storey side extension out to site boundary which would be similar to the proposed development. The proposed first floor element would be flush with the main front and rear wall and maintaining the ridgeline. The proposed single storey porch would project 1 metre forward the front wall and project out to the side boundary. The development would have materials matching the existing build. The increase in roof height of the ground floor element to create a flat roof would continue to remain subordinate to the main dwelling. Given the nearby extension at No.32, the overall design of the proposal would not impact on the character and appearance of the street scene and is therefore acceptable in this instance.

6.3 Impact on the amenity of adjoining occupiers

London Plan Policy 7.6 ‘Architecture’ and Saved UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding development. Saved UDP Policy ENV6 requires developments to minimise harm from noise pollution.

The proposal would not lead to any direct overlooking or overshadowing of neighbouring properties given its positioning. As such, the proposal would not cause an un-neighbourly form of development that would infringe on the adjoining residential properties amenity space.

6.4 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/2015/0770

Applicant’s drawing No.(s) 14060/1, 2 & 3

Subject to the following condition(s)

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.

The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:14060/1, 2 & 3

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

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.

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INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.