LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 11/05/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0794 **Ward:** Muswell Hill

Date received: 19/03/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: 335/P1 & 335/P2(Rev A) & 335/P3

Address: 194 Muswell Hill Road N10 3NG

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

Applicant: Mrs Victoria Celaschi

Ownership: Private

Site Visit Date: 20/04/2015

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 The application seeks planning permission for construction of a single storey rear and side extension to existing dwelling

Site and Surroundings

3.2 The application site comprises a three-storey, end-of-terrace dwelling house located on the south eastern side of Muswell Hill Road. The property is located within the Muswell Hill Conservation Area.

Relevant Planning and Enforcement history

3.3 Planning HGY/1990/0209 WDN 12-09-91 194 Muswell Hill Road London Conversion of existing three storey dwelling into 3 self contained flats and erection of 3 storey building comprising 3 self contained flats and provision of 5 car parking spaces.

Planning OLD/1984/0927 GTD 03-04-84 194 Muswell Hill Road 9/1/84 Erection of a detached garage and construction of 2 dormer windows to existing rooms in roof space.

4. CONSULTATION RESPONSE

4.1 21 Neighbour Letters

LBH Conservation Officer

Muswell Hill/ Fortis Green CAAC
Muswell Hill/ Fortis Green Residents Association

1 Objection was received from the Muswell Hill CAAC of the following grounds:

- Blank brick wall of little design merit and in a prominent location
- Building has already been 'brutalised' by an off street parking area and this would further erode and harm the character and appearance of the CA

5 MATERIAL PLANNING CONSIDERATIONS

5.1 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 & Impact on the character and appearance of the conservation area

5.2 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.

5.3 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.

5.4 The submitted drawings indicate that the proposed extension would project outwards from the existing rear kitchen by approximately 2 metres and would then extend across to the south-western boundary by approximately 11 metres. The resultant addition would give rise to a staggered rear extension which would be 4.8 metres at its deepest point. The addition would rise to a maximum height of 3 metres with a flat roof so as to appear subordinate. The recent revisions to the scheme include a glazed element facing Muswell Hill Road spanning the entire width of the addition and it is considered that this reduces the overall bulk and physical impact in the street scene, as well as adding some architectural interest. The extension would be set behind the existing flank bay window and would therefore preserve this prominent important feature, and the character and appearance of the original dwelling.

5.5 Whilst some concern has been raised about the impact on the street scene and CA, the applicant has since revised the scheme to include glazing and some planting on the Muswell Road elevation to soften the appearance which is considered acceptable. The addition has also been set in from the side boundary to allow a means of access which would incorporate a metal frame roof. As stated above, it is considered that the revisions made overcome the concerns identified and the proposal is acceptable in principle. Matching materials can be secured by way of a condition.

Impact on Neighbouring Amenity:

5.6 No flank windows would be installed on the side of the extension and objections have been received from neighbours. Given the position of the extension at the road junction / corner it is not considered that any material loss of light or outlook would arise. The proposal is acceptable in amenity terms.

Conclusions

5.7 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 APPLICABLE

6.1 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/2015/0794

Applicant's drawing No.(s) 335/P1 & 335/P2(Rev A) & 335/P3

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:335/P1 & 335/P2(Rev A) & 335/P3

   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.

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: 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.