LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 15/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0961 **Ward:** Crouch End

Date received: 31/03/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: 1468/1, 1468/2, 1468/23A, 1468/4E

Address: 22 Wolseley Road N8 8RP

Proposal: Removal of existing slate roof to rear extension and erection of a rear roof extension and terrace

Applicant: Mr Saj Sabur

Ownership: Private

Site Visit Date:

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The application seeks full planning permission for removal of existing slate roof to rear extension and erection of a rear roof extension and terrace

Site and Surroundings

The application site comprises a two-storey, semi-detached dwelling house located on the southern side of Wolseley Road.

The property is not a Listed Building however is located within the Crouch End Conservation Area

Relevant Planning and Enforcement history

Planning HGY/2015/0961 PENDING --- 22 Wolseley Road London Removal of existing slate roof to rear extension and erection of a rear roof extension and terrace

Planning HGY/2015/1567 PENDING --- 22 Wolseley Road London Removal of front boundary wall and rebuilding in materials to match existing, forming a car parking space in front garden with crossover

Planning PRE/2014/0150 PASENT 26-02-15 22 Wolseley Road London 1. Extension at rear basement level 2. Creation of off street car parking space 3. Roof extension with rear dormer & Terrace

4. CONSULTATION RESPONSE

6 Neighbour letters

LBH Conservation Officer
Avenue Gardens Residents Association

No responses received

5 MATERIAL PLANNING CONSIDERATIONS

Principle of Development:

The principle of extending residential property to improve the existing accommodation is generally supported by policy and acceptable in principle. The NPPF places a presumption in favour of sustainable development.

Design & Impact on conservation area

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 extensions would be constructed between the two ridges of the main roof which are gable ended and have raised chimney stacks on the south-western side.

The proposed rear dormer would be constructed within the main roof slope and would project out above the existing 2 storey outrigger. Whilst this would involve loss of the pitched roof above the outrigger, it is noted that a number of neighbouring properties would have similar extensions and as such the proposal would not be out of character with the area. The original submission has in fact been revised so that the rear dormer is now set further down from the ridge by approx. 600mm so as to retain the small hip on the top corner of the roof slope and be of a similar height as the neighbouring dormer. The proposal would also involve the creation of a small roof terrace utilising the remaining area

of flat roof created on the existing outrigger. This would be of a matching size and depth as the neighbouring terrace so as to ensure a degree of consistency and uniformity.

It is considered that the proposed alterations at roof level and would preserve the character and appearance of the Conservation Area and as such the proposal are acceptable in design terms. Matching materials and 'conservation style' roof lights could be secured by condition.

Impact on Neighbouring 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.

The submitted plans and information demonstrate that the additions would not cause any material impact by reason of loss of light or light or outlook to neighbouring properties due to their positioning at roof level (and the position of the semi-detached building within the street).

With regard to the privacy of neighbouring properties. Given their position and the limited views possible, it is not considered that the rear window would cause any material loss of privacy and the proposal is acceptable in amenity terms. There are several roof terraces in the area which overlook the neighbouring garden areas and given the scale of the proposal terrace it is not considered that the proposed terrace would cause any harmful reduction in privacy to adjoining properties.

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 Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0961

Applicant's drawing No.(s) 1468/1, 1468/2, 1468/23A, 1468/4E

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: 1468/1, 1468/2, 1468/23A, 1468/4E

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: 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.