LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 01/06/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1022 **Ward:** Fortis Green

Date received: 09/04/2015

Last amended date:

Drawing number of plans: AP(00)01 to AP(00)06 inclusive

Address: 126 Osier Crescent N10 1RF

Proposal: Certificate of lawfulness for construction of single storey rear extension and conversion of garage into habitable room

Applicant: Miss Joanne Pickles

Ownership: (Private)

Case Officer: Valerie Okeiyi

2. RECOMMENDATION

REFUSE CERTIFICATE

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No previous planning or planning enforcement history

4. DETAILS OF PROPOSAL

This is an application for a certificate of lawfulness for construction of single storey rear extension and conversion of garage into habitable room

5. RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

6. ANALYSIS/ASSESSMENT OF THE APPLICATION

Class A: Development within the curtilage of a dwellinghouse

A certificate Lawfulness for construction of single storey rear extension and conversion of garage into habitable room can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class A 'development within the curtilage of a dwellinghouse'

The current proposal will be assessed against these requirements as follows:

Class A.1. Requirement	Comment	Complies
a) The extension will not exceed more than 50% of the total curtilage of the site.		Yes
b) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.		Yes
c) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.		Yes
d) The enlarged part of the dwellinghouse would not extend beyond a wall which— (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse.		Yes
e) The enlarged part of the dwellinghouse would have a single storey and would not — (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height.	The enlarged part of the dwellinghouse would have a single storey and would extend beyond the rear wall of the original dwellinghouse by more than 3 metres in the case of a terrace house.	No
f) The enlarged part of the dwellinghouse would have more than one storey and— (i) does not extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.	N/a	No
g) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres;		Yes
h) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would not— (i) exceed 4 metres in height, (ii) have more than one storey, or (ii) have a width greater than half the width of the original dwellinghouse;	The extension comprises the demolition of the rear addition so this clause does not apply	
i) It would not consist of or include—		N/A

(i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.		
A.2. In the case of a dwellinghouse on article 1(5) land, development is not permitted by Class A if— (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or (c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.		N/A

7.0 CIL APPLICABLE

N/A

8.0 SUMMARY AND CONCLUSION

The proposed development would not constitute permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and requires Planning Permission

9.0 RECOMMENDATION

Refuse Certificate

Registered No. HGY/2015/1022

Applicant's drawing No.(s) AP(00)01 to AP(00)06 inclusive

In pursuance of their powers under the above Acts and Order the London Borough of Haringey as local planning Authority hereby CERTIFY that the above proposal described by the applicant DOES NOT constitute PERMITTED DEVELOPMENT and is therefore UNLAWFUL.

The proposed development would not constitute permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and requires Planning Permission