LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 01/06/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1027 **Ward:** Bounds Green

Date received: 10/04/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: 1416/01D

Address: 2 Natalie Mews 87A Marlborough Road N22 8ND

Proposal: Erection of two storey rear extension (householder application)

Applicant: Mr Kevin Forde

Ownership: Private

Site Visit Date: 27/11/2014

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Erection of two strorey rear extension (householder application)

3.2 Site and Surroundings

The application site comprises a two-storey, semi-detached house with in a modern mews type development of similar houses located on a back land site immediately west of Marlborough Road and north of Manor Road. The property is not located within a Conservation Area.

3.3 Relevant Planning and Enforcement history

Planning OLD/1989/0839 GTD 03-07-89 87A Marlborough Road London 10/10/88 Erection of 2 storey building for use as offices (B1).

Planning HGY/1994/0151 REF 22-03-94 87A Marlborough Road London Change of use from builders yard to car repair workshop.

Planning HGY/2001/0492 GTD 06-12-01 87A Marlborough Road London Demolition of existing building and erection of 2 x 2 storey 3 bed houses.

Planning HGY/2004/1041 GTD 31-08-04 87A Marlborough Road London Demolition of existing 2 storey office building and associated structures and erection of 2 x 2 storey, 4 bedroom dwelling houses with garages and associated landscaping.

Planning HGY/2006/1713 REF 17-10-06 87A Marlborough Road Wood Green London Erection of 2 storey building comprising 6 x two bed flats with parking for 6 cars, landscaping, refuse storage and bicycle storage.

Planning HGY/2007/1307 GTD 17-12-07 Builders Yard, 87a Marlborough Road Wood Green London Erection of 4 x 2 bedroom houses, associated landscaping and 5 parking spaces.

Planning HGY/2010/1350 GTD 24-08-10 Builders Yard, 87a Marlborough Road London Non-material amendments following a grant of planning permission HGY/2007/1307 to change from metal framed double-glazed windows to grey UPVC windows, change from timber framed double-glazed windows to grey UPVC windows, change from hardwood timber doors to grey UPVC doors, move entrance gates away from road by 3.39m, position bin storage outside gates, and provide shallow pitched roofs to single storey blocks with standing seam zinc roofs instead of slates

Planning HGY/2010/1359 GTD 21-09-10 Builders Yard, 87a Marlborough Road London Approval of details pursuant to conditions 3 (boundary wall details) and 5 (scheme for refuse storage) attached to planning permission HGY/2007/1307

Planning HGY/2014/2947 REF 08-12-14 2 Natalie Mews 87A Marlborough Road London Erection of two storey rear extension

4. CONSULTATION RESPONSE

20 Neighbour Letters

LBH Building Control

3 Objections were received on the following grounds:

- Overdevelopment of the site
- Overbearing when viewed from properties on Whittington Road
- Bedroom is substandard
- Physical impact on amenity of neighbouring gardens
- Overlooking and loss of privacy
- Proposed extension would be too close to neighbouring boundaries/ intrusive

5 MATERIAL PLANNING CONSIDERATIONS

The main planning issues are considered to be:

- Principle of development;
- Design and impact on the area;
- 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 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 building.

The applicant seeks to construct a two-storey rear extension to the existing semi-detached dwelling with a depth of approximately 3 metres and a width of approximately 4.125 metres. The addition would have a pitched roof matching the height of the original building. Overall the addition would add considerable bulk to an already highly constrained site. Whilst this is the case it is noted that the extension would now align with the neighbouring 'house 3' immediately below and would be set back from the western boundary by 4 metres at the southern point and 2.6 metres at the northern point. It is noted that this proposal has been reduced in scale and depth from the previously refused scheme HGY/2014/2947 which was considered to be overly dominant and would be much too overbearing when viewed from neighbouring properties. The submitted drawings indicate that the addition would have similar materials and fenestration with a neutral appearance.

It is the Officer's opinion that the proposed extension would be in keeping with the scale and form of the original property and with the character of the neighbouring mews houses. The proposal therefore complies with the NPPF, and with Saved UDP Policy UD3, Local Plan Policy SP11 and London Plan Policies 7.4, 7.5 and 7.6.

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.

Some concerns have been raised by neighbours about the proximity of the extension to neighbouring boundaries and it is accepted that this physical impact would be appreciable especially from neighbouring gardens. Whilst this may be the case, it is not considered that the impact would be materially harmful and would not reduce light our outlook significantly given the location of the extension immediately west and a separation distance of 15 – 20 metres from rear building lines of properties along Whittington Road. In

addition, the previous scheme has been revised so that the proposed first floor bedroom window would be positioned on the north elevation and as such only very limited oblique views of the neighbouring gardens on Whittington Road would be possible. On balance, it is not considered that the addition would reduce neighbouring amenity to a harmful degree and as such the addition is acceptable.

Other matters:

Whilst the extension would reduce the existing gardens size of what is a relatively constrained plot, it is noted that the remaining garden space would be approximately 43 sqm which is considered acceptable.

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/2015/1027

Applicant's drawing No.(s) 1416/01D

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.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows, dormer windows, roof lights, or other openings shall be formed in the west elevation of the development hereby approved including the roof (other than those expressly authorised in the drawings) without the consent in writing of the Local Planning Authority.

   Reason: In the interests of the amenities of the occupiers of the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

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.