LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 17/06/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1135 **Ward:** Harringay

Date received: 22/04/2015

Drawing number of plans: N-RE1287, N-RE1287/1, N-RE1287/2,

Address: 101 Hewitt Road N8 0BP

Proposal: Erection of rear ground floor extension

Applicant: Mr James Saville

Ownership: Private

Site Visit Date: 16/06/2015

Officer contact: William Story

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

Informatives

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

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for a side extension to the existing ground floor extension.

3.2 Site and Surroundings

The subject property is a mid terrace three-storey property located on the northern side of Hewitt Road. It is not located within a conservation area and the surrounding area is predominately residential.

3.3 Relevant Planning and Enforcement history

Nil

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Haringey Ladder

No responses were received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 14 letters.

5.2 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: 0
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 area
2. The impact on the amenity of adjoining occupiers

6.2 Character and appearance of the conservation area

6.2.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

6.2.2 The proposal is for a 1.6m side extension to the existing 3.5m rear ground floor extension. The contemporary design also involves the installation of steel framed French folding doors to the rear elevation to maximise the amount of natural daylight and ventilation. A number of properties within the same street have been extended to some extent at the rear, therefore this ground floor extension proposal would be in keeping to the prevailing pattern of development in the locality.

6.2.3 Officers consider the extension is proportionate to the host building and will be built with matching material to ensure that it will be in keeping with the property. The proposal has therefore been sympathetically designed, and will maintain the visual amenity and character of the property and it surrounds in meeting the design aims and objections in the NPPF, UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.3.2 The proposed height of the ground floor extension will rise from 2.93m to 3.05m. The property located adjacent to the east No 101 already has an extension of similar length and would not be affected. The proposed side extension of 1.6m is adjacent to the boundary of No 99, which does not have an extension however the ground level is approximately 0.52m higher than the subject site. There is also any existing fence of approximately 2.11m high. Therefore the proposal would have limited impact daylight/sunlight or privacy and overlooking. There have not been any objections towards the proposal.

6.3.3 The proposed ground floor, single storey side extension is accepted as being largely in line with the scale of development permitted for residential properties of this scale and character. The application is therefore, conducive with UD3 General Principles and London Plan Policy 7.6.

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/2015/1135

Applicant's drawing No.(s) N-RE1287, N-RE1287/1, N-RE1287/2,

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: N-RE1287, N-RE1287/1, N-RE1287/2,

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

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.

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.