LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1064 **Ward:** West Green

Date received: 13/04/2015

Drawing number of plans: 15-11-01 & 15-11-02

Address: 32 Walpole Road N17 6BJ

Proposal: Removal of existing conservatory and creation of single storey rear extension (householder application)

Applicant: Mr & Mrs Lallysmith

Ownership: Private

Site Visit Date: 03/06/2015

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) Hours of construction
2) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for removal of existing conservatory and creation of single storey rear extension.

3.2 Site and Surroundings

The subject property is a mid terrace two-storey property located on the eastern side of Walpole Road and backs onto the Lordship Recreation Ground. 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:

Friends of Lordship Recreation Ground

No following responses were received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 2 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 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 ground floor extension of 3.97m to replace the existing 3.56m conservatory to create a new bathroom and laundry room for occupiers. The proposal matches is existing height and depth of an existing lean-to which provides access to the back yard. The proposal has a flat roof and will utilise a proposed a new entrance on the rear elevation of the lean-to for access to the garden. The proposed height of the single storey extension is 3.06m which will have limited impact on the adjoining neighbour No 30 as they both have an existing extension. 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 similar 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 single storey extension is replacing the existing conservatory and only borders the property located adjacent to the south, which has an existing full width extension. Therefore the proposed 3.97m extension will have a limited impact on the neighbours.

6.3.3 The proposed ground floor, single storey 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.

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/2015/1064

Applicant's drawing No.(s)

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: 15-11-01, 15-11-02

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.