LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 03/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1154 **Ward:** St Anns

Date received: 23/04/2015

Drawing number of plans: AIC-1197 01, 02, 03B , 04, 05B, 06B

Address: Flat B 36 Conway Road N15 3BA

Proposal: Proposed loft conversion and rear dormer extension with front roof lights

Applicant: Mr Panos Haberis

Ownership: Private

Site Visit Date: 05/03/2015

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
3) Materials to match existing

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 proposed loft conversion and rear dormer extension with front roof lights. This proposal has been amended since the initial submission to reduce the width of the proposed dormer.

The current proposal does not include the extension over the outrigger.

3.2 Site and Surroundings

The two storey mid-terrace property is located on the southern side of Conway Road and has been divided into two flats. The property is not located within a conservation area.

3.3 Relevant Planning and Enforcement history

HGY/2015/0110 REF 09-03-15 Flat B 36 Conway Road London Formation of rear dormer and insertion of front rooflights

This application was refused for the following reason:

The proposed roof extension, by reason of its size and scale, would be out of keeping with the design and character of the existing dwelling and would have an adverse effect on the on the overall terrace, contrary to and Policies 7.4 and 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and is not consistent with the advice in Haringey Council's Supplementary Planning Guidance Note SPG1a.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Building Control

No responses were received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 11 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 Local Plan Policy SP11 'Design' states that 'all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity'.

6.2.2 SPG1a 'Design guidance' 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.

6.2.3 The dormer is sent down from the ridge, off the wall head and in from the party wall to ensure it remain subordinate to the existing roof. It is considered to be of an acceptable size and would sit comfortably on the rear roof slope. The proposal has been significantly reduced in size and bulk since refused application HGY/2015/0110 and is therefore acceptable in terms of character and appearance in accordance with policy SP11 and SPG1a and the previous reason for refusal has been overcome.

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 rear dormer has been designed with no windows to the cheeks, and will not protrude beyond the principal rear elevation, and thereby no causing any significant loss of privacy or overlooking effects to the adjacent residence. The application is therefore, conducive with UD3 General Principles and London Plan Policy 7.6.

6.4 Conclusions

The proposed design would be subordinate to the existing roof and would not impact on the visual amenity of the area or neighbouring amenity.

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/2015/1154

Applicant's drawing No.(s) AIC-1197 01, 02, 03B , 04, 05B, 06B

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: AIC-1197 01, 02, 03B , 04, 05B, 06B

   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: 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.

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.