LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1201 **Ward:** Alexandra

Date received: 27/04/2015

Last amended date: N/a

Drawing number of plans: APR279/TP/002, APR279/TP/003, APR279/TP/011, APR279/TP/012, APR279/TP/013, APR279/TP/101, APR279/TP/102, APR279/TP/103, APR279/TP/111, APR279/TP/112, APR279/TP/113.

Address: Ground Floor Flat 279 Alexandra Park Road N22 7BJ

Proposal: Rear extension with rear side infill and associated internal alterations

Applicant: Mr & Mrs Sam & Rebecca Baker

Ownership: Private

Site Visit Date: 15/06/2015

Officer contact: Samuel Uff

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for a single storey rear infill / rear extension. A small court yard would be retained adjacent to the rear wall of the main dwelling, to allow light into the ground floor bedroom. The maximum height would be 3.1m (parapet wall) and the flat roof part would be 2.9m high. The maximum projection from the existing outrigger would be 3.2m.

Site and Surroundings

3.2 The application property is a mid-terrace dwelling, which was originally designed as flats. There is an existing three storey rear outrigger, with a lightwell. The adjoining lightwell (no.277) has been infilled and a rear extension has recently been approved to this neighbour (under application 2014/3127). It is noted that no.277 is on higher ground than the application site. The boundary with no.381 is angled into the application site. No.381 has no previous extensions. The site is not located within a conservation area.

Relevant Planning and Enforcement history

3.3 None relevant.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

7 neighbours consulted including first floor flat 279, no.277 and no.281.

No comments received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 7 letters

5.2 No additional consultation required.

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

Character and appearance of the area

6.2 Local Plan Policy SP11 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. 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 which is supported by London Plan Policies 7.4 and 7.6.

6.3 The single storey rear extension at ground floor level would be a modest scale, with the depth matching that recently approved at no.277. The height of 3.1m is higher than what was approved at no.277, but, due to the change in land levels, would align with the eaves of that proposal. The flat roof and parapet design has been incorporated in response to the angled site boundary. This would not dominate the existing building and would generally in keeping with surrounding character.

6.4 Therefore overall the proposal would not have a significant impact on the visual amenity of the area.

Impact on the amenity of adjoining occupiers

6.5 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, aspect and the avoidance of air, water, light and noise, pollution and of fume and smell nuisance.

6.6 The depth and height of the extension and would not have a significant impact on neighbouring properties. As mentioned above, the infill and rear height adjacent to no.277 would not exceed the eaves height approved in their proposal. The modest depth and height and angled flank wall adjacent to no.281 would not result in a significant loss of amenity to this neighbour.

6.7 The courtyard would further mitigate the impact on no.277 and would also allow a form of light and ventilation to future occupiers of the application site.

Conclusions

6.8 The proposal would not have a significant impact on the visual amenity of the area or the amenities of neighbouring properties.

6.9 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 Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1201

Applicant's drawing No.(s) APR279/TP/002, APR279/TP/003, APR279/TP/011, APR279/TP/012, APR279/TP/013, APR279/TP/101, APR279/TP/102, APR279/TP/103, APR279/TP/111, APR279/TP/112, APR279/TP/113.

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:

   APR279/TP/002, APR279/TP/003, APR279/TP/011, APR279/TP/012, APR279/TP/013, APR279/TP/101, APR279/TP/102, APR279/TP/103, APR279/TP/111, APR279/TP/112, APR279/TP/113.

   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. No part of any structure hereby granted shall be used as a roof terrace or balcony.

   Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 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.