LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 03/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1337 **Ward:** Fortis Green

Date received: 08/05/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: 101 (P) to 106 (P) inclusive

Address: 130 Osier Crescent N10 1RF

Proposal: Loft conversion to provide habitable space including 2 roof lights on the front roof slope (householder application)

Applicant: Mr Tony Gosling

Ownership: Private

Site Visit Date:

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Loft conversion to provide habitable space including 2 roof lights on the front roof slope (householder application)

3.2 Site and Surroundings

The application site comprises a modern, three storey, mid-terrace property located on the southern side of Osier Crescent. The property is not a Listed Building and is not located within a Conservation Area.

3.3 Relevant Planning and Enforcement history

Planning HGY/2006/2382 GTD 30-01-07 130 Osier Crescent Hornsey London Retrospective planning application for conversion of garage to habitable living space.

Planning HGY/2012/0080 GTD 21-02-12 130 Osier Crescent London Tree works to include felling of 1 x Cherry tree

Planning HGY/2015/1337 PENDING --- 130 Osier Crescent London Loft conversion to provide habitable space including 2 roof lights on the front roof slope (householder application)

4. CONSULTATION RESPONSE

LBH Building Control
6 Neighbour Letters

No responses received

5 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the area
3. The impact on the amenity of adjoining occupiers

The principle of extending a residential property to improve the existing residential accommodation is generally supported in policy terms and acceptable in principle.

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. The guidance states at paragraph H4 that dormers Dormer windows should have regard to the building's fenestration pattern and detailing below. They should be subordinate to the roof, being small enough to preserve the dominance of the main pitch and its silhouette and be in keeping with the character size and scale of the building as a whole. They should be set well within the slope of the roof away from the eaves and ridge, the flanks should be set well in from any gables or party walls and the dormer should not straddle any hip line.

The proposed dormer extension would be approximately 2.5 metres wide and 2.5 metres high with a pitched roof. The addition would be positioned centrally within the rear roof slope and would match the scale and form of the neighbouring dormer addition to no. 132. The extension would be set back from the eaves by approximately 1 metres, in from the sides by 1 metre and down from the ridge by 1.7 meters.

The addition is considered to be of an appropriate scale and form and is acceptable in design terms.

Neighbouring 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.

It is not considered that the proposed dormer would cause any significant loss of privacy over and above the existing situation and there would be no loss of light or outlook given the position of the addition at roof level within the terrace. The proposal is acceptable in amenity terms.

6.2 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 Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1337

Applicant's drawing No.(s) 101 (P) to 106 (P) inclusive

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.