LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 03/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1412 **Ward:** Fortis Green

Date received: 26/05/2015

Drawing number of plans: Sheets 1, 2 and 3

Address: 18 Coppetts Road N10 1JY

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.6m, for which the maximum height would be 3.35m and for which the height of the eaves would be 3.05m

Applicant: Mrs Gloria Nubi

Ownership: Private

Site Visit Date: 03/07/2015

Officer contact: Anthony Traub

2. SUMMARY OF RECOMMENDATION

PRIOR APPROVAL REFUSED

REASON: The application does not accord with the provisions of Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The proposed extension protrudes more than the maximum 3 metres in height at the eaves.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Erection of single storey extension which extends beyond the rear wall of the original house by 4.6m, for which the maximum height would be 3.35m and for which the height of the eaves would be 3.05m.

Site and Surroundings

The subject building is a two storey with loft semi-detached dwellinghouse.

The building is not listed nor is it located within a conservation area.

Relevant Planning and Enforcement history

HGY/1991/0551 PNR 20-08-91 18 Coppetts Road London Erection of porch and extension to garage.

HGY/1999/1516 GTD 25-01-00 18 Coppetts Road London Erection of side and rear dormer window (Certificate of Lawfulness).

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- 16 and 20 Coppetts Road

5 RELEVANT PLANNING LEGISLATION

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) sets out the requirements for permitted development in respect of the enlargement, improvement or other alteration of a dwelling house.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Any proposal which exceeds the limits in paragraph A.1(e) but is allowed by paragraph A.1(ea) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) must not be in a Conservation Area and must comply with the conditions set out in A.4 of the 2013 amendment.

Before beginning the development the developer shall provide the following information to the local planning authority:

Requirement	Comment	Complies
a written description of the proposed development including— (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) the height of the eaves of the enlarged part of the dwellinghouse;	The applicant has shown in the drawings that the extension will be between 3.05 and 3.35 in height with no clear indication as to where the parapet would begin.	No
(b) a plan indicating the site and showing the proposed development		y
(c) the addresses of any adjoining premises;		y
(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.		y

The temporary extension of permitted development rights affords the opportunity to build up to 6 metres of a terraced rear wall to a height of 3m at the eaves. This proposal exceeds that eaves height and therefore does not accord with the provisions of Class A of the Town and Country Planning (General Permitted Development Order) 1995 as amended.

Conclusions

The application does not accord with the provisions of Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The proposed extension protrudes more than the maximum 3 metres in height at the eaves.

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

PRIOR APPROVAL REFUSED

Registered No. HGY/2015/1317

Applicant's drawing No.(s) 1409.EX.51 - 9 incl. and 1409.PL.01 - 9 incl.

For the following reason:

REASON: The application does not accord with the provisions of Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The proposed extension protrudes more than the maximum 3 metres in height at the eaves.