LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 03/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1411 **Ward:** Fortis Green

Date received: 26/05/2015

Drawing number of plans: 74801

Address: 5 Fortis Green Avenue N2 9LY

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3.85m and for which the height of the eaves would be 2.75m

Applicant: Ms Vanita Barany

Ownership: Private

Site Visit Date: 03/07/2015

Officer contact: Anthony Traub

2. SUMMARY OF RECOMMENDATION

PRIOR NOTIFICATION NOT REQUIRED

REASON: The determination of this application for prior approval is carried out under the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) and as no objections are raised the prior approval of the Local Planning Authority is not required.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3.85m and for which the height of the eaves would be 2.75m

Site and Surroundings

The subject building is a mid terraced two storey dwellinghouse. The building is not listed nor is it located within a conservation area

Relevant Planning and Enforcement history

None.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- 3 and 7 Fortis Green;
- 3, 5, 7 Midhurst Avenue.

5 MATERIAL PLANNING CONSIDERATIONS

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.

7 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) the maximum depth of the enlarged part of the dwelling house; (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;	 5.6m 3.85m 2.75m	 Yes Yes Yes
(b) a plan indicating the site and showing the proposed development	Provided	no
(c) the addresses of any adjoining premises;	Provided	Yes
(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.	Provided Provided	Yes

If an objection is received within 21 days, the Local Planning Authority must make a judgement as to whether there will be an impact on amenity from the proposed extension. If the LPA considers that there will be an impact, then they have to send a notice to the owner stating that prior approval is required, and that it is refused. This has to be done within 42 days (6 weeks) of receipt of the application. If it is not sent to the applicant within 42 days, then it is deemed that the proposal is acceptable.

In this particular instance no objections are raised and as such the prior approval of the Local Planning Authority is not required.

Conclusions

The determination of this application for prior approval is carried out under the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) and as no objections are raised the prior approval of the Local Planning Authority is not required.

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 NOT REQUIRED

Registered No. HGY/2015/1317

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

REASON: The determination of this application for prior approval is carried out under the Town and Country Planning (General Permitted Development Order) 1995 as amended (in particular by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) and as no objections are raised the prior approval of the Local Planning Authority is not required.