LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1713 **Ward:** Seven Sisters

Date received: 11/06/2015

Drawing number of plans: LR.19.N15; LR.39PR.201/B

Address: 39 Lealand Road N15 6JS

Proposal: Erection of ground floor infill extension (householder application)

Applicant: Mr Yakov Levy

Ownership: Private

Site Visit Date: 03/08/2015

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 and rear extension. This would have a flat roof height of 3m beyond the original outrigger and a height of 2.4m along the infill boundary. The infill depth would be 8.1m and the depth beyond the rear projection would be approximately 3m.

3.2 The submitted plans include a plan for 'existing (as approved)'. It is unclear what this relates to as the prior notification (2015/0256) does not show the 3m projection beyond the rear. Regardless, what is achievable as permitted development / through prior notification is not a planning consideration.

Site and Surroundings

3.3 The application site is located on the southern side of Lealand Road and contains a two-storey, mid-terrace dwelling. The site has been granted planning permission for a type 3 roof extension, but this has not been implemented. The site is not within a conservation area.

Relevant Planning and Enforcement history

HGY/2015/0256 PN NOT REQ 12-03-15 Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m for which the height of the eaves would be 3m.

HGY/2015/0263 NOT DEV 23-03-15 Certificate of lawfulness for erection of rear dormer
HGY/2015/0290 GTD 03-07-15 Erection of additional storey 'Type 3'

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

No consultation required.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 6 letters.

No responses received.

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design
2. The impact on the amenity of adjoining occupiers;

6.1 Design

London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 'Design' and Saved UDP Policy UD3 'General Principles' continue this approach.

The proposed height along the infill extension has been reduced in order to mitigate amenity impact on no.37. The part mono pitch part flat roof is not uncommon in this instance and, given the secluded nature of the extension, design is a secondary concern to protection of amenity. As such the design is considered to be acceptable.

6.2 Impact on the amenity of adjoining occupiers

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 noise, pollution and of fume and smell nuisance.

The proposed extension would have a significant projection along the side boundary adjacent to no.37. The reduction in height to 2.4m is considered to be an acceptable height, marginally above the 2m boundary treatment permitted without planning permission, which will not have a detrimental impact on amenity to this neighbour.

6.3 Conclusions

The proposed design is acceptable and would not impact on 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 Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1713

Applicant's drawing No.(s) LR.19.N15; LR.39PR.201/B

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. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

LR.39PR.201/B

Reason: 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: 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.