LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 17/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1599 **Ward:** Harringay

Date received: 29/05/2015

Last amended date: n/a

Drawing number of plans: Existing and Proposed elevations Job No.GRE526 dated 14.05.15

Address: Ground Floor Flat A 147 Wightman Road N8 0BB

Proposal: Erection of rear conservatory to ground floor flat

Applicant: Ms Bronte

Ownership: Private

Officer contact: Eoin Concannon

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans
3) Materials to match existing

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for single storey rear conservatory. The conservatory would project out from the existing outrigger measuring 3 metres deep by 3.4 metre wide. It would be finished with a pitched roof 2.7 metres in height. The application requires permission as it is relates to a ground floor flat.

Site and Surroundings

3.2 The application site is situated on the western side of Wightman Road and comprises a 3 storey mid terrace property subdivided into flats. The property is not a listed building nor does it lie within a Conservation Area.

Relevant Planning and Enforcement history

Planning	OLD/1988/2079	REF	18-07-88	147 Wightman Road London	4/5/88 Erection of ground floor extension and conversion into one 2 bedroom 3/4 person and one 3 bedroom 4/5 person self-contained flats.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	OLD/1989/2134	GTD	19-06-89	147 Wightman Road London	24/8/88 Conversion into 2 self-contained units comprising two 2 bedroom flats.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	OLD/1989/2135	WDN	25-10-89	147 Wightman Road London	31/3/89 Conversion into 2 self-contained units comprising one 1 bedroom (2p) flat and one 1 bed (4p) maisonette.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- The were no internal or external consultation as part of this application

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of letters to adjoining neighbouring properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:
Objecting:0
Supporting:0

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

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

1. The impact of the proposed development on the character and appearance of the existing building and the surrounding area.
2. The impact on the amenity of adjoining occupiers;

Impact of the proposed development on the character and appearance of the existing building and the surrounding 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 proposed conservatory would project out from the outrigger and is generally modest in size, scale and bulk. It would have a maximum height of 2.7m with a rear projection of 3 metres. Normally an extension of this size would come under the realms of permitted development however due to the conversion to flats it is assessed on planning merits. It would continue to appear subordinate to the existing building, while also maintaining the character and appearance of the surrounding area.

6.4 Generally, the proposal is acceptable and would not dominate the existing building or the character and appearance of the surrounding area. It 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 noise, pollution and of fume and smell nuisance.

6.6 The proposed extension would not cause a detrimental impact on the adjoining neighbouring properties amenity. It would not lead to a loss of outlook, daylight sunlight or level dominance to either neighbouring property. As such, it would not lead to an un-neighbourly form of development and complies with the above policies.

Conclusions

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

6.8 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

7.1 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/2015/1599

Applicant's drawing No.(s) Existing and Proposed elevations Job No.GRE526 dated 14.05.15

Subject to the following condition(s)/For the following reason(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: Existing and Proposed elevations Job No.GRE526 dated 14.05.15

   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.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.