LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 24/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1620 **Ward:** Hornsey

Date received: 01/06/2015

Drawing number of plans: HIL-P-001 rev P1; HIL-A-000 rev P1; HIL-A-001 rev P1; HIL-A-010 rev P1; HIL-A-101 rev P1; HIL-A-102 rev P1; HIL-A-103 rev P1; HIL-A-500 rev P1; HIL-A-501 rev P1; HIL-A-502 rev P1; HIL-A-600 rev P1 and Design and Access Statement dated 28.065.2015

Address: 104 Hillfield Avenue N8 7DN

Proposal: Erection of single-storey rear extension to a ground floor flat and new rooflights over existing flat roof

Applicant: Mr David Gulliford

Ownership: Private

Site Visit Date: 12/06/2015

Officer contact: Adam Flynn

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

Informatives
1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the erection of a single-storey rear extension to a ground floor flat and new rooflights over existing flat roof.

3.2 Site and Surroundings

The site is a three-storey terraced dwelling located on the western side of Hillfield Avenue. The property has been converted into flats, and the subject property is the ground floor flat in the building. The surrounding area is predominantly residential, and is made up of similar terraced dwellings. The property is within the Hillfield Conservation Area.

3.3 Relevant Planning and Enforcement history

No relevant history.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application and the following responses were received :

Internal:
1) LBH Conservation Officer
No response received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 5 letters.

5.2 No representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

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

6.1 Character and appearance of the conservation area

Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 ‘Conservation and archaeology’, saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

SPG1a states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

The proposal is considered to be acceptable for the following reasons:

- The proposal would involve a small single storey rear extension and would not remove any original features at ground floor level
- The proposed extension would be single storey with a flat roof and is considered to be of an appropriate design to ensure it would appear subservient to the existing building
- Materials will be conditioned to match the existing building

Overall, and for the reasons mentioned above, the proposal is considered to be acceptable and consistent with the relevant policies, and would not harm the appearance of the building, terrace or area, and would preserve the character and appearance of the conservation area.

6.2 Impact on the amenity of adjoining occupiers

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

The proposal would extend at ground level from the rear of the property at ground floor level. With regards to the neighbouring properties, the proposal is not considered cause harm with regards to loss of daylight/sunlight, outlook, an increased sense of enclosure for the following reasons:

- The proposed extension would extend 3 metres from the rear of the existing building. This projection is considered to be in accordance with the 3m guideline set out by the Council for terraced properties, and as such is considered acceptable
- The proposed extension would extend along the boundary with both neighbouring properties. There is a change in levels along the street at this point, with number 106 being higher than the subject site. As such, the height of the proposal at the boundary would be 2m, which is considered to limit any enclosure issues on number 106
- Along the boundary with number 102, which is lower than subject site, the height of the extension has been kept to a minimum, limiting the impact on this property, as the extension would be 2.8m from the ground level of 102
- There are no habitable room windows in the neighbouring property facing the extension
- The proposal has no fenestration in the flank walls and thus would not harm the privacy of this neighbour

Overall, the proposal is considered to be acceptable and would not harm the amenities of surrounding neighbours with regards to loss of daylight/sunlight, outlook or increased sense of enclosure and would be in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

6.3 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 100sqm and therefore the proposal is not liable for Haringey's CIL charge or the Major's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1620

Applicant's drawing No.(s) HIL-P-001 rev P1; HIL-A-000 rev P1; HIL-A-001 rev P1; HIL-A-010 rev P1; HIL-A-101 rev P1; HIL-A-102 rev P1; HIL-A-103 rev P1; HIL-A-500 rev P1; HIL-A-501 rev P1; HIL-A-502 rev P1; HIL-A-600 rev P1 and Design and Access Statement dated 28.065.2015

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: HIL-P-001 P1; HIL-A-000 P1; HIL-A-001 P1; HIL-A-010 P1; HIL-A-101 P1; HIL-A-102 P1; HIL-A-103 P1; HIL-A-500 p1; HIL-A-501 P1; HIL-A-502 P1; HIL-A-600 P1; Design and Access Statement

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: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.

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.