LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 03/08/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1701 **Ward:** Harringay

Date received: 10/06/2015

Drawing number of plans: WRSM01/Proposal; WRSM01/Survey; Location Plan; Design and Access Statement

Address: 11 Woollaston Road N4 1SD

Proposal: Formation of rear dormer window

Applicant: Ms Sarah Mortimer

Ownership: Private

Site Visit Date: 31/07/2015

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

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 formation of a rear dormer window.

3.2 Site and Surroundings

The site is a two-storey terraced dwelling located on the eastern side of Woollaston Road. The property has been converted into flats, and the subject property is the first floor flat. The surrounding area is predominantly residential, and is made up of similar terraced dwellings.

3.3 Relevant Planning and Enforcement history

OLD/1983/1840 – Conversion into 2 self-contained flats – Granted 21/09/1983

OLD/1989 – Formation of roof terrace over existing ground floor rear addition, with Railings and new door from kitchen – Granted 06/03/1989

4. CONSULTATION RESPONSE

No consultation required.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 4 letters.

5.2 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: 1
Objecting: 0
Supporting: 1

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 area
2. The impact on the amenity of adjoining occupiers

6.1 Character and appearance of the area

Policy SP11 of the Local Plan (2013) requires development to enhance and enrich Haringey's built environment and Saved Policy UD3 (2006) seeks to ensure that development proposals are of a high design quality and are of a nature and scale that is sensitive to the surrounding area.

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 as the dormer has been kept to a minimum size, and would sit well within the roof slope. Although it is not centred, it is set off both party walls. Materials will be conditioned to match the existing building. The dormers are set within the roof slope, and would be set down from the ridge and back from the eaves.

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.

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 create a dormer window to the rear at roof level. With regards to the neighbouring properties, the proposal is not considered cause harm with regards to loss of daylight/sunlight, outlook, increased sense of enclosure as the extension would be located within the roof slope, and given this there would be no overshadowing or overlooking above that which exists at present.

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/2015/1701

Applicant's drawing No.(s) WRSM01/Proposal; WRSM01/Survey; Location Plan; Design and Access Statement

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: WRSM01/Proposal; WRSM01/Survey; Location Plan; Design and Access Statement

Reason: In order to avoid doubt and in the interests of good planning.

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.