LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1927 **Ward:** Alexandra

Date received: 01/07/2015

Last amended date: N/A

Drawing number of plans: 100_PL_00_01; 100_PL_00_02; 100_PL_01_01; 100_PL_01_02; 100_PL_01_03

Address: Flat 2 64 Muswell Road N10 2BE

Proposal: Erection of new single storey rear extension 4.0m from the existing rear line of the property, and replacement of existing timber frame, full height glass windows with folding powder coated metal sliding doors

Applicant: Mr Dominic Hill

Ownership: Private

Site Visit Date: 08.09.15

Officer contact: Gareth Prosser

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

Proposed development

3.1 This is an application for the erection of a new single storey rear extension 4.0m from the existing rear line of the property, and replacement of existing timber frame, full height glass windows with folding powder coated metal sliding doors

Site and Surroundings

3.2 The site is a ground floor flat located within an Edwardian, terraced property within the Muswell Hill Conservation Area.

Relevant Planning and Enforcement history

- Planning HGY/2015/1927 PENDING --- Flat 2 64 Muswell Road London Erection of new single storey rear extension 4.0m from the existing rear line of the property, and replacement of existing timber frame, full height glass windows with folding powder coated metal sliding doors

- Planning OLD/1983/0915 GTD 06-07-83 64 Muswell Road 2/6/83 Conversion into three self-contained flats.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Muswell Hill and Fortis Green CAAC
- Muswell Hill and Fortis Green RA
- Local Residents

The following responses were received:

Internal:

1) None

External:

2) Muswell Hill and Fortis Green CAAC – Neighbours view need to be taken into account.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 15 letters. 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
Neither: 1

5.2 The following local groups/societies made representations:

- Muswell Hill and Fortis Green CAAC

5.3 The following Councillor(s) made representations:

- None

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Neighbours view must be considered
- Retention of transom panel positive

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations 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

Policy SP11 requires development to enhance and enrich Haringey's built environment and Saved Policy UD3 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. Local Plan Policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. CSV5 states that the Council requires applications within Conservation Areas to preserve or enhance the character of the conservation area.

The proposal is a simple, contemporary extension which seeks to compliment, rather than emulate the host property. This is an accepted design solution and the application, which cannot be seen from the street, and is considered to preserve the character of the conservation area in accordance with the above policies.

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.

Guidance SPG1a states that '*In terms of depth of rear extensions, they should not normally extend beyond 3 metres (10 ft.) for terraced houses'*. In this case, the site sits lower than the adjoining property at No62 Muswell Road where the development would have greatest impact. Given this level difference and the existing boundary wall, the proposed 4m deep extension is not considered to have a significant, detrimental impact in terms of overshadowing and massing. In addition no objection has been received from either neighbour and a precedent has also be set at No68 Muswell Road which has an extension the same depth as that proposed on this site. On balance the application is considered to comply with the above policies.

6.3 Conclusions

- The proposal would, on balance preserve the character of the conservation area and the amenity of the neighbouring properties in accordance with The London Plan

2011 Policy 7.6 Architecture, Local Plan policies Policy SP11, SP13 and saved UDP policies UD3 and SPG1a.

- 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/2015/1927

Applicant's drawing No.(s) 100_PL_00_01; 100_PL_00_02; 100_PL_01_01; 100_PL_01_02; 100_PL_01_03

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: 100_PL_00_01; 100_PL_00_02; 100_PL_01_01; 100_PL_01_02; 100_PL_01_03

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: 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.