LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2010 **Ward:** Seven Sisters

Date received: 10/07/2015

Drawing number of plans: WA.4.PR.01 and WA.4.EX.01 received 10/07/15, and WA.4.EX.02 received 28/08/15

Address: 4 Wargrave Avenue N15 6UD

Proposal: Erection of additional storey Type 3 (householder application)

Applicant: Mr Yakov Levy

Ownership: Private

Officer contact: Wendy Robinson

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 revised plans
3) Materials to match existing

Informatives:

1) Land ownership
2) Hours of construction
3) Party Wall Act
4) CIL liable

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 The proposal seeks planning permission for the erection of Type 3 roof extension. It would involve raising the ridgeline with a matching gable/bay feature at third and roof level. The material indicated on the amended plans would match the existing building with painted brickwork and double glazed windows and matching cornicing features.

Site and Surroundings

3.2 The application site is situated on the southern side of Wargrave Avenue and comprises a two storey mid terrace dwellinghouse. The property is not a listed building nor is it within a Conservation Area. It is situated within the boundary of the defined South Tottenham SPD 2013 which is subject to certain type of house extensions.

Relevant Planning and Enforcement history

3.3 HGY/2015/1935 PN REFUSED 17-08-2015 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 and for which the height of the eaves would be 3m

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Neighbouring owner/occupiers

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of letters to adjoining neighbouring properties.

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:
Objecting: 1
Supporting: 0

5.3 The following local groups/societies made representations:

- None

5.4 The following Councillor(s) made representations:

- None

5.5 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:

- Change in character and appearance of the area from so many similar extensions
- Noise and disturbance from additional occupants

5.6 The following issues raised are not material planning considerations:

- Concerns regarding structural damage from heavy loading. While this is normally a building control issue and not a material planning consideration the South Tottenham SPD 2013 does address this issue and it therefore discussed in 6.9 Additional Matters.

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 area;
2. The impact on the amenity of adjoining occupiers;
3. Additional Matters;

Impact on the character and appearance of the area

6.2 Policies 7.4 and 7.6 of the London Plan and Policy UD3 of the Haringey UDP require development proposals be of high design quality, complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area.

6.3 The House Extensions in South Tottenham SPD was adopted in 2010 and amended 2013 in response to the need for large units within the area. This was a design led document which seeks to readdress the concerns regarding the inappropriate roof extensions within the area.

6.4 The original SPD precipitated an increase in the number of applications for roof extension in the area, although not all extensions followed the guidance correctly. The revised SPD (October 2013) sought to provide clear and consistent guidance on the form of roof extensions defining three approved ways in which homes may be approved at roof level. This proposal is for a Type 3 second floor extension and given its location, the principle of this type of extension is acceptable subject to the design detailing.

6.5 The application proposes a second floor extension with loft accommodation at third floor level following the demolition of existing loft accommodation with front and rear dormer windows. This additional floor will replicate the existing first floor in dimensions and materials in order to create a three storey house. The pitched roof and pointed gable over bay windows would be retained.

6.6 The plans have been amended during the processing of the application with the amendment of the front facade detailing to be in accordance with the SPD. The amendments involve the extension gable/bay feature to align correctly with the eaves of the main roof and to precisely match the relationship of the existing situation, and for the new cornices to be positioned the same distance from the eaves and parapet as previously shown.

6.7 Given the detail that the applicant has provided in plan and associated annotations, it is considered that the Type 3 extension would be acceptable in this instance. As such the design is considered acceptable.

Impact on the amenity of adjoining occupiers

6.8 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.

6.9 The proposal is in accordance to House Extensions in South Tottenham and there would be no significant harm to amenity in compliance with the above policies given the proposal extends upwards only and within the footprint of the existing building.

Additional Matters

6.10 Paragraph 3.36 states that the "all proposals for Type 2 and Type 3 provide structural calculations to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground."

6.11 There have been no additional alterations to the existing dwelling and the proposed build would be scrutinised by Building Surveyors. This would not be a standard requirement for planning consideration, but as this is specifically referred to in the adopted SPD it is consider that this should be formally submitted to the Local Authority prior to commencement of development.

Conclusions

6.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused 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/2015/2010

Applicant's drawing No.(s) WA.4.PR.01 and WA.4.EX.01 received 10/07/15, and WA.4.EX.02 received 28/08/15

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: WA.4.PR.01 and WA.4.EX.01 received 10/07/15, and WA.4.EX.02 received 28/08/15

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.

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.