LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 12/10/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2424 **Ward:** Noel Park

Date received: 20/08/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: FA177/TP/001, FA177/TP/002, FA177/TP/003, FA177/TP/004, FA177/TP/102, FA177/TP/103, FA177/TP/104.

Address: 177 Farrant Avenue N22 6PG

Proposal: Demolition of existing rear addition and the construction of new rear extension (householder application)

Applicant: Mr Alec McPherson

Ownership: Private

Site Visit Date: 14/10/2015

Officer contact: Sarah Madondo

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) Hours of construction
2) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 Permission is sought for the demolition of the existing rear addition and the construction of new rear extension.

Site and Surroundings

3.2 The application site is situated at 177 Farrant Avenue situated in the Noel Park Conservation Area. The site is a two storey mid-terraced house with a pitched roof and to the rear is a single storey rear extension.

Relevant Planning and Enforcement history

3.3 None applicable

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Ward Councillors
Neighbouring properties

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of x site notice displayed in the vicinity of the site and x 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

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 conservation area;
2. The impact on the amenity of adjoining occupiers;

Design and appearance and impact on conservation area

6.2 The London Plan 2015 Policy 7.8 'Heritage Assets and Archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. Furthermore Saved UDP Policy CSV5 'alterations and extension in conservation areas' states that the Council will require that alterations or extensions to building in Conservation Areas preserve or enhance the character of the Conservation Area.

6.3 The proposal is for the demolition of an existing rear extension and the erection of modern new side/rear infill extension to provide a kitchen/dinner with bathroom on the ground floor. The proposed extension would be 5.4 metres deep, 3.9 metres wide and 2.4 metres high with sloping roof on the boundary of number 175 Farrant Avenue. The proposed extension would be faced in brick to match existing with new double glazed sliding floding doors and finished with aluminium composite construction dark grey finish.

6.4 The proposed extension would be deeper than both neighbouring properties extensions; however only marginal and not significant bearing in mind the extensions to these properties.

6.5 The extension by virtue of being at ground floor is well set down in the context of the property and terrace and in part screened by boundary fences. As such the extension at this level will not diminish/ harm the character and appearance of the conservation area with any such impact considered to cause less than substantial harm to the heritage asset. As such is considered that the character and appearance of the conservation area is preserved.

Impact on the amenity of adjoining occupiers

6.8 The London Plan 2015 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.

6.96. The modest projection beyond the rear building line of 179 will not affect amenity to this property. In respect of No 175 the projecting beyond the most immediate window/ door is not considered to be significant. It is also noted that there are no side windows on the projection to the rear of this property. Bearing in mind these points and orientation/ the trajectory of the sun there will be no adverse impact on the daylight/ sunlight to the windows of this property.

6.9 There are no objections from the immediate neighbouring properties.

Conclusions

6.10 The proposed development is considered to be acceptable and respectful of the character and appearance of the existing property, terrace and conservation area and will not adversely impact the residential and visual amenities of neighbouring occupiers.

6.11 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

Registered No. HGY/2015/2424

Applicant's drawing No.(s) FA177/TP/001, FA177/TP/002, FA177/TP/003, FA177/TP/004, FA177/TP/102, FA177/TP/103, FA177/TP/104.

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:FA177/TP/001, FA177/TP/002, FA177/TP/003, FA177/TP/004, FA177/TP/102, FA177/TP/103, FA177/TP/104.

   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 2015, 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.