LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2093 **Ward:** Tottenham Green

Date received: 20/07/2015

Drawing number of plans: 150601H/LP1 received 20/07/15 and 150601H/P1/rev4b received 21/09/15

Address: Flat A 74 Antill Road N15 4BA

Proposal: Loft conversion with rear dormer and rooflights to front roof slope and rear outrigger

Applicant: Mr Bjoern Schlonski

Ownership: Private

Site Visit Date: 01/09/2015

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 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

Proposed development

3.1 This is an application for a rear roof dormer extension, two roof lights to the front roof slope and two roof lights to the roof slope of the outrigger.

Site and surroundings

3.2 The subject building is a two storey, mid-terraced building located on the southern side of Antill Road. The property has been converted into two flats, and this application relates to the flat at first floor level. The building is not listed, nor is it located in a conservation area. The surrounding area is residential in nature.

Relevant Planning and Enforcement history

3.3 OLD/1976/0016 GTD Conversion into two self-contained flats

4. CONSULTATION RESPONSE

4.1 No consultation was required.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 9 letters.

5.2 No responses were received.

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

Character and appearance of the area

6.1 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.

6.2 The proposed development has been amended to set in from the roof slope eastern party wall boundary and is now considered to be acceptable as the rear dormer would be a bulk and scale that fits the pattern of development in the area and does not dominate the roof slope. Materials will be conditioned to match the existing building.

6.3 The proposal is considered to be acceptable and consistent with the relevant policies, and would not harm the appearance of the building, terrace or surrounding area.

Impact on the amenity of adjoining occupiers

6.4 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.

6.5 The proposal would create a dormer window to the rear at roof level. With regards to the neighbouring properties, the proposal is not considered to cause harm with regards to loss of daylight/sunlight, outlook, an 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.

6.6 The development is therefore considered to be in accordance with the above policies.

Conclusions

6.7 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 subject to conditions
Registered No. HGY/2015/2093

Applicant's drawing No.(s) 150601H/LP1 received 20/07/15 and 150601H/P1/rev4b received 21/09/15

Subject to the following condition(s)

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

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:

150601H/LP1 received 20/07/15 and 150601H/P1/rev4b received 21/09/15

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: 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: 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.