LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2738 **Ward:** Harringay

Date received: 18/09/2015

Drawing number of plans: 67WRH15/01 to 67WRH15/05 inclusive

Address: 67 Wightman Road N4 1RJ

Proposal: Building a ramp from front door to gate

Applicant: Mrs Elizabeth Adams

Ownership: Private

Site Visit Date:

Officer contact: Aaron Lau

1. 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) The NPPF

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application to build a ramp from front door to gate

Site and Surroundings

2.2 The application site is rectangular in shape and comprises a two-storey, terraced residential property located on the western side of Wightman Road. The nature of the surrounding properties is residential in character.

2.3 The site does not falls within a conservation area.

Relevant Planning and Enforcement history

- HGY/2014/1694 - Erection of a single storey extension which extends beyond the rear wall of the original house by 2.3 m, for which the maximum height would be 3.58 m and for which the height of the eaves would be 2.84 m. - Prior Approval Not Required 06/08/2014

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- no consultees

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 8 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: 2
Objecting: 0
Supporting: 2

5 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. Accessibility

6.1 Character and appearance of the area

6.1.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, 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.

6.1.2 This is a proposal to build a concrete foundation ramp with metail railings from the front door to the gate within the front forecourt of the building. The property enjoys an existing front boundary wall and as such only the metal railings will be visible from the adjacent public highway. The proposal is therefore considered an appropriate development within the terrace, and would maintain the visual amenity and character of the area and be in accordance to the NPPF, saved SPG1a 'Design guidance'. UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11.

6.2 Accessibility

6.2.1 The NPPF and London Plan policies 3.8 and 7.2 and Local Plan policy SP2 require all development proposals to provide satisfactory access for disabled people and those with mobility difficulties such as parents with pushchairs and young children.

6.2.2 The proposal is principally to improve accessibility for occupants of the dwelling house. The minimum access requirements such as the gradient of the ramp and the handrails will be overseen by Building Control and Part M of Building Regulations which seeks to ensure proposed adaptations are suitable for the disabled users in meeting the above policy framework.

6.3 Conclusions

6.3.1 The proposed development is acceptable in principle as it has been inclusively designed and will maintain the character and visual amenity of the area.

6.3.2 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

There will be no increase in internal floor area 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/2015/2738

Applicant's drawing No.(s) 67WRH15/01 to 67WRH15/05 inclusive

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:

67WRH15/01 to 67WRH15/05 inclusive

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