LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2762 **Ward:** Seven Sisters

Date received: 21/09/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: 0-001, 0-002, 0-003, 0-004, 0-011, 0-012, 0-015, 1-000, 1-001, 1-002, 1-003, 1-100, 1-200.

Address: 101-103 Crowland Road N15 6UR

Proposal: Erection of a fully glazed conservatory to the rear of the property

Applicant: Mr David Margulies

Ownership: Private

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

Informatives:

1) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the erection of a fully glazed conservatory to the rear of these properties.

Site and Surroundings

3.2 The application site consist of two mind terrace houses. A single storey synagogue is located at the rear of the site.

Relevant Planning and Enforcement history

- HGY/2010/1484 GTD 05-10-10 101-103 Crowland Road London Erection of second floor extension and roof extension

- HGY/2014/2040 GTD 08-09-14 101-103 Crowland Road London Erection of Type 3 and two-storey rear extensions at 101-103 Crowland Road

- Planning Complaints DEP/2015/00282 00-00-00 101-103 Crowland Road London

- Planning Complaints UNW/2010/00649 CLOSED 00-00-00 101 Crowland Road Tottenham London

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 letters

No of individual responses:
Objecting: none
Supporting: none

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Design and appearance
2. The impact on the amenity of adjoining occupiers;

Design and appearance

6.2 Saved UDP Policy UD3 requires new developments (amongst other aims) to complement the character, nature and scale of the local area. Concurrent Local Plan Policy SP11 promotes high quality designs to create attractive, sustainable and safe places and buildings in their local context. These local policies are supported by pertinent London Plan Policies 7.4, 7.5 and 7.6 and Chapter 7 of the NPPF.

6.3 SPD 'House extensions in South Tottenham' sets out the design code for all household developments, including roof proposals in South Tottenham. The SPD has been produced to relieve over crowding, and provide for additional habitable accommodation for large families in this part of the Borough. The application site has been identified as a defined street in the SPD.

6.4 The proposal is for erection of single storey conservatory to both properties. The proposed conservatories would be 2.4 metres deep, 2.30 metres wide and 3.3 metres in height. The structures would be constructed in glass with hipped glass roof. The width of the proposed conservatory is well set back from the party wall

and in line with the ground floor extension that was approved extension at ground floor.

6.5 Overall the proposed conservatory would be acceptable as such development is usually permitted development.

Impact on the amenity of adjoining occupiers

6.6 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.

6.7 No objections have been received. The proposed development would not cause any adverse impact on residential amenity in terms of loss of daylight or sunlight given their position away from neighbouring properties.

Conclusions

6.8 Overall the proposed extensions are modest in scale and would not impact the amenity of the adjoining neighbours occupiers.

6.9 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/2015/2762

Applicant's drawing No.(s) 0-001, 0-002, 0-003, 0-004, 0-011, 0-012, 0-015, 1-000, 1-001, 1-002, 1-003, 1-100, 1-200.

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:0-001, 0-002, 0-003, 0-004, 0-011, 0-012, 0-015, 1-000, 1-001, 1-002, 1-003, 1-100, 1-200.

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

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.