LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2710 **Ward:** Muswell Hill

Date received: 16/09/2015

Last amended date: N/A

Drawing number of plans: 100, 101A, 102A, 103, 104A, 105, 106C, 107D, 108, 109B, 110B, 111C, 112B and 113B

Address: 32 Priory Avenue N8 7RN

Proposal: Erection of single storey side and rear extensions; excavation of basement in existing cellar with new window and lightwell to front elevation (householder application)

Applicant: Mr & Mrs Eri & Fred Perry

Ownership: Private

Officer contact: Gareth Prosser

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) 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 the erection of single storey side and rear extensions; excavation of basement in existing cellar with new window and lightwell to front elevation

Site and Surroundings

3.2 The existing dwelling is a 3 storey terraced property with front dormer and recessed entranceway. The property is not neither listed, nor located in a Conservation Area.

Relevant Planning and Enforcement history

- None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Building Control
- Local Residents

The following responses were received:

External:

1) 34 Priory Avenue: No objection subject to a party wall agreement

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 14 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
Neither: 1

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

5.4 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:

- None

5.5 The following issues raised are not material planning considerations:

- Party Wall Agreement requirements

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

6.1 Character and appearance

6.1.1 Local Plan Policy SP11 'Design' states that 'all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity'

6.1.2 The proposed wrap around extension at ground floor level would be constructed in a simple and contemporary style, with a pitched, glazed roof. Given that the proposal is located to the rear of the property and cannot be seen from the street, the proposal is considered to have a neutral impact, preserving the character and appearance of the area in accordance with the above policies.

6.1.2 The proposed basement is contained largely under the existing footprint whilst the proposed steps and light well to the front of the property are modest in scale and discreetly placed behind the front boundary wall. This aspect of the development is also considered to respect the character and appearance of the property and wider street scene and is accepted.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 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, p rivacy overlooking, aspect noise, pollution and of fume and smell nuisance.

6.2.2 In most cases, extensions which wrap around rear projections are not considered acceptable due to the length of the wall created on the boundary with the neighbouring property, which can be overbearing and oppressive. In this case, the combination of a level change (the site sits lower than the adjacent property at No 34), and the modest height of the majority of the party wall means that the resulting boundary wall would be 1.8m high. Given that this is lower than a typical, 2m boundary fence the proposed ground floor extension would have no impact in terms of loss of light, outlook or appearance on the neighbouring property at No 34 Priory Avenue.

6.2.3 Similarly, on the opposite boundary with No30 Priory Avenue, an existing, single storey extension is present. This section of the proposal is below the depth of the neighbouring extension and replaces the existing conservatory on site. Therefore there is no additional impact to No30. The proposed basement and lightwell would also not cause any significant harm. Given that no material objections have been received, the application is considered acceptable, having no adverse impact on the amenity of the neighbouring properties in accordance with the above policies.

6.3 Conclusions

- The proposal is considered appropriate in terms of character and appearance and would not have a significant, detrimental impact on the amenity of the adjoining properties in accordance with The London Plan (2015) Policy 7.6, Local Plan Policy SP11 and saved UDP policy UD3.

- 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

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/2015/2710

Applicant's drawing No.(s) 100, 101A, 102A, 103, 104A, 105, 106C, 107D, 108, 109B, 110B, 111C, 112B and 113B

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: 100, 101A, 102A, 103, 104A, 105, 106C, 107D, 108, 109B, 110B, 111C, 112B and 113B

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

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.

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.