LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3265 **Ward:** White Hart Lane

Date received: 04/11/2015

Last amended date: 29/12/2015

Drawing number of plans: 01 Rev B and 02 Rev B

Address: 26 Siward Road N17 7PJ

Proposal: Erection of single storey rear extension

Applicant: Mrs Rehana Khatun

Ownership: Private

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the erection of a rear extension. The application has been amended since initially submitted and includes the following changes;

- The extension to the rear has been reduced in depth by 0.3m

Site and Surroundings

3.2 The application site is a two storey end of terrace house located in close proximity to Tower Gardens Road and Risley Avenue. The site is located within the Tower Gardens Conservation Area and designated Article 4 Direction Area.

Relevant Planning and Enforcement history

HGY/2015/1871 - 26 Siward Road London N17 7PJ - Erection of small extension for a dining room Refused – 18/08/2015

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal
1) LBH Conservation Officer

4.2 There were no internal responses received

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 10 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:0
Objecting:0
Supporting:0

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;

Character and appearance of the conservation area

6.1 London Plan Policies 7.4 and 7.6 require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and Saved UDP Policy UD3 reinforce this strategic approach. The proposal must be assessed against Saved UDP Policy CSV5 and Local Plan Policy SP12 and London Plan policy 7.8 which seeks to ensure that extensions and alterations to existing buildings in conservation area do not cause harm to the character and appearance of the conservation area. This is further emphasised in Policy DM1 Delivering High Quality Design and DM9 Management of the Historic Environment of the emerging Local Plan Development Management DPD.

6.2 The proposal seeks planning permission for the erection of a rear extension to create a kitchen. The extension as amended is to extend from the existing WC and bathroom by 2.5m and existing kitchen by 5.3m, with a height of 3.3m to the parapet and 2.8m to the eaves. The extension is to have a flat roof with new windows inserted to the rear and side. The extension is to be constructed using brickwork to match existing. This proposal follows on from a previously refused scheme under planning reference HGY/2015/1871. This applications seeks to address the previous reasons of refusal by reducing the bulk and scale of the extension so that it does not extend beyond the side flank wall of the house.

6.3 The extension as amended would appear subordinate to the host building and terrace. As the extension would not extend beyond the side flank wall of the house it would not impact on the streetscene or harm the visual amenity of the area and would therefore preserve the character and appearance of the conservation area.

6.4 The proposed development as amended is considered to be acceptable in this instance, in accordance with policies 7.4 'Local Character' and 7.6 'Architecture' of the London Plan 2015, Policy SP11 'Design', of the Local Plan 2013, saved policy UD3 'General Principles' of the UDP (2006) and DM9 Management of the Historic Environment of the emerging Local Plan Development Management DPD

Impact on the amenity of adjoining occupiers

6.5 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, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

6.6 The proposed extension would have no material adverse impact on the adjoining property, in particular the neighbour at no. 28, given the side flank wall of the existing rear extension at the shared boundary. Also given the large gap between the extension and the shared boundary of no. 24, any impact here would be minimal. It is important to note that the side window of the extension facing no. 24 would be obscure glazed to mitigate any overlooking issues. As such the proposal is considered to be in accordance with London Plan policy 7.6 and saved UDP policy UD3.

Conclusions

The proposed development as amended would appear subordinate to the original building and would preserve the character and appearance of this part of the conservation area. The proposed development would also not adversely affect the residential amenities of the neighbouring occupiers.

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 and subject to sec. 106 Legal Agreement / REFUSE PERMISSION

Registered No. HGY/2015/3265

Applicant's drawing No.(s) 01 Rev B and 02 Rev B

Subject to the following condition(s)

1. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 01 Rev B and 02 Rev B

Reason: To avoid doubt and in the interests of good planning.

2. 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.

3. Before the first occupation of the extension hereby permitted, the window in the side elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles 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.