LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 14/12/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3120 **Ward:** Bounds Green

Date received: 22/10/2015

Drawing number of plans: 1109-001; 1109-02; 1109-003; 1109-004

Address: 18 Bounds Green Road N11 2QH

Proposal: Erection of single storey side and rear extension.

Applicant: C/O DPA London Limited

Ownership: Private

Officer contact: Adam Flynn

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

3.1 Proposed development

This is an application for the erection of single storey side and rear extension.

3.2 Site and Surroundings

The site is a two-storey semi-detached dwelling located on the eastern side of Bounds Green Road. The property has been converted into flats. The surrounding area is predominantly residential, and is made up of similar properties.

3.3 Relevant Planning and Enforcement history

HGY/2015/1627 – Lawful Development Certificate for Use of property as two independent self contained flats – Granted 28/07/2015

4. CONSULTATION RESPONSE

No consultation required.

5. LOCAL REPRESENTATIONS

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

5.2 No representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning issues 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

6.1 Character and appearance of the area

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.

The proposal is considered to be acceptable for the following reasons:

- The proposal would involve a single storey extension and would not remove any original features at ground floor level
- The proposed extension would be single storey with a flat roof and is considered to be of an appropriate design to ensure it would appear subservient to the existing building
- It would follow the existing building lines and not project past the flank wall
- Materials will be conditioned to match the existing building

Overall, and for the reasons mentioned above, the proposal is considered to be acceptable and consistent with the relevant policies, and would not harm the appearance of the building, terrace, and would preserve the character of the conservation area.

6.2 Impact on the amenity of adjoining occupiers

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP 2006 Policy UD3 and concurrent London Plan 2015 Policy 7.6.

With regards to the southern neighbour (no. 16), the extension would have a depth of 3m, which is in line with the requirements of permitted development, which is considered to be acceptable.

With regards to the northern neighbour (no. 20), the gap to the boundary combined with the siting of the extension in relation to the two-storey outrigger on the subject property, will serve to limit any overbearing or overshadowing impacts on number 20.

Overall, the proposal is considered to be acceptable and would not harm the amenities of surrounding neighbours with regards to loss of daylight/sunlight, outlook or increased sense of enclosure and would be in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2015 Policy 7.6.

6.3 Conclusions

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 100sqm and therefore the proposal is not liable for Haringey's CIL charge or the Major's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3120

Applicant's drawing No.(s) 1109-001; 1109-02; 1109-003; 1109-004

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: 1109-001; 1109-02; 1109-003; 1109-004

   Reason: In order 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: 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: 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.