LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3127 **Ward:** Crouch End

Date received: 22/10/2015

Last amended date: 23/11/2015

Drawing number of plans: 39CR-002 B, 39CR-004 B, 39CR-008 B,

Address: 39 Clifton Road N8 8JA

Proposal: Erection of rear extension (householder application)

Applicant: Ms Jemma O'Neill

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
3) Materials to match existing

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 a rear extension

Site and Surroundings

3.2 The site is a semi-detached property located within the Crouch End Conservation Area.

Relevant Planning and Enforcement history

- None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Conservation
- Hornsey CAAC
- Local Residents

The following responses were received:

1) None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 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

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

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 of the conservation area

Policy SP11 requires development to enhance and enrich Haringey's built environment and Saved Policy UD3 seeks to ensure that development proposals are of a high design quality and are of a nature and scale that is sensitive to the surrounding area. Local Plan Policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. CSV5 states that the Council requires applications within Conservation Areas to preserve or enhance the character of the conservation area.

The proposal is a simple and contemporary extension which seeks to compliment, rather than emulate the character of the host property. Given that the extension would be located at the rear and would not impact the street scene, the proposal is considered to preserve the character and appearance of the conservation area in accordance with the above policies.

6.2 Impact on the amenity of adjoining occupiers

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.

The applicant proposes to fill in a large section of the rear light well with a single storey extension which would project approximately 6m from the original back wall. The extension would also extend into the side passage creating a wider extension. Given that the boundary fence and thus the proposal is set back from the neighbouring property at No37 and given that extensions effectively step away from the aforementioned property, the proposal is not seen as overbearing or causing significant loss of light to No37 and is acceptable. The proposed 1m deep extension to the existing rear projection, underneath the first floor bay is also considered modest having no detrimental impact in terms of outlook or loss of light.

A small terrace is proposed at first floor level atop the proposed extension. At 2.3m wide and 1.7m deep the terrace is small and would not result in large congregations of people using the roof top. In addition, any overlooking is not seen as significant, with a degree of inter-visibility accepted within a suburban context. The application is therefore not considered to have a significant, detrimental impact on the amenity of the neighbouring properties in accordance with the above plans.

6.3 Conclusions

- The proposal would not have a significant, detrimental impact on the amenity of the neighbouring properties and is considered to preserve the character and appearance of the Conservation Area, in accordance with Policies 7.4, 7.6 and 7.8 of the London Plan 2015, Saved Policies CSV5 and UD3 of the Haringey Unitary Development Plan 2006 and policies SP11 and SP12 of the Haringey Local Plan 2013.

- 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/2015/3127

Applicant’s drawing No.(s) 39CR-002 B, 39CR-004 B, 39CR-008 B.

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: 39CR-002 B, 39CR-004 B, 39CR-008 B,

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: 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.