LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3184 **Ward:** Bounds Green

Date received: 27/10/2015

Last amended date:

Drawing number of plans: ER_EX_01A, ER_EX_01B, ER_EX_02A, ER_EX_02B

Address: 16 Eastern Road N22 7DD

Proposal: Erection of ground floor rear extension (householder application)

Applicant: Mrs Elaine Orchard

Ownership: Private

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for erection of ground floor rear extension

Site and Surroundings

3.2 The site is located on the eastern side of Eastern Road, close to the junction of Bounds Green Road and in close proximity to the railway. The property is a two storey mid-terraced house. The property is located within the conservation area.

Relevant Planning and Enforcement history

3.3 There is no relevant planning history

4. CONSULTATION RESPONSE

4.1 There was no internal consultation carried out

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 11 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 area;
2. The impact on the amenity of adjoining occupiers;

Character and appearance of the 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. This is further emphasised in Policy DM1 Delivering High Quality Design of the emerging Local Plan Development Management DPD.

6.2 The proposal seeks planning permission to demolish the existing conservatory and side flank wall and the erection of a ground floor rear extension including side return to create an open plan living room and kitchen. The extension is to have a flat roof with large rectangular shaped rooflight on the side return and it would be constructed using render and powder coated aluminum full height sliding glazed doors.

6.3 The proposed infill extension due to its height and scale on the boundary fails to appear subordinate or in scale with the host building and terrace. The proposal is therefore considered to be contrary with London Plan Policies 7.4, 7.6, Local Plan policy SP11, Saved UDP Policy UD3 and Policy DM1 Delivering High Quality Design of the emerging Local Plan Development Management DPD

Impact on the amenity of adjoining occupiers

6.4 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.

6.5 The proposed development due to its overall heights and scale at the boundary, would be detrimental to the residential and visual amenity of the adjoining property at no. 18, who has side facing windows, as such contrary with London Plan 2011 Policy 7.6 and Saved UDP Policy UD3.

Conclusions

The proposed development would not appear subordinate or be in scale with the existing building and terrace. The proposed development due to its height and scale would be detrimental to the residential and visual amenity of the adjoining property at no. 18.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2015/3184

Applicant's drawing No.(s) ER_EX_01A, ER_EX_01B, ER_EX_02A, ER_EX_02B,

For the following reason(s)

The proposed development would by reason of its height and scale would be detrimental to the residential and visual amenities to adjoining occupier contrary to Saved Policy
UD3 of the Haringey Unitary Development Plan 2006 and SPD 'Housing' 2008

The proposed development would create a dominant and overbearing extension unsympathetic to its surroundings and be out of keeping with the character and appearance of the area contrary to Policy 7.4 and 7.6 of the London Plan 2011, Policies SP2 and SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.