LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 07/12/2015

Reference No: HGY/2015/3231

Date received: 03/11/2015

Drawing number of plans: ZAT/KAZ.152.2015 sheets 1-3

Address: 142 Higham Road N17 6NS

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.8m and for which the height of the eaves would be 2.5m

Applicant: MrMohammed Abdul Jamal

Ownership: Private

Officer contact: Anthony Traub

RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED

REASON: The determination of this application for prior approval is carried out under the Town and Country Planning (General Permitted Development) (England) Order 2015 and as no objections are raised the prior approval of the Local Planning Authority is not required.

CONSULTATION

The following neighbours were consulted:

- 140 and 144 Higham Road; and
- 27 and 29 Wilmot Road.

RESPONSES

No responses received.

RELEVANT PLANNING LEGISLATION

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 sets out the requirements for permitted development in respect of the enlargement, improvement or other alteration of a dwelling house.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Any proposal which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 must not be in a Conservation Area and must comply with the conditions set out in A.4.

Before beginning the development the developer shall provide the following information to the local planning authority:

Requirement	Comment	Complies
a written description of the proposed development including— (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) the height of the eaves of the enlarged part of the dwellinghouse;	5.5m 3.8m 2.5m	Yes
(b) a plan indicating the site and showing the proposed development		Yes
(c) the addresses of any adjoining premises;		Yes
(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.		Yes

If an objection is received within 21 days, the Local Planning Authority must make a judgement as to whether there will be an impact on amenity from the proposed extension. If the LPA considers that there will be an impact, then they have to send a notice to the owner stating that prior approval is required and that it is refused. This has to be done within 42 days (6 weeks) of receipt of the application. If it is not sent to the applicant within 42 days, then it is deemed that the proposal is acceptable.

In this instance, following the procedures set out in conditions 1- 4, no objections from have been received from the owner or occupier of an adjoining property.

The proposed development would comply with Part 1, Class A, A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore prior approval can be granted.

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.

RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED

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For the following reason:

REASON: The determination of this application for prior approval is carried out under the Town and Country Planning (General Permitted Development) (England) Order 2015 and as no objections are raised the prior approval of the Local Planning Authority is not required.