LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3587 **Ward:** Tottenham Green

Date received: 03/12/2015

Last amended date: 29/01/2016

Drawing number of plans: 1463/01, 02, 03

Address: 87 Roslyn Road N15 5JB

Proposal: Demolition of existing condemned single story rear extension and rebuild a new single story rear extension on the existing footprint.

Applicant: Mr James Rixon

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 demolition of existing, condemned, single story rear extension and rebuild of a new single story rear extension on the existing footprint.

Site and Surroundings

3.2 The site is a two storey, Victorian, terraced property. The site is not located within a conservation area.

Relevant Planning and Enforcement history

- Planning HGY/2015/2839 PERM REQ 19-10-15 87 Roslyn Road London Certificate of lawfulness for demolition of existing single storey rear extension and reconstruction on existing footprint

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Local residents

The following responses were received:

Internal:

1) None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 8 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. Character and appearance;
2. The impact on the amenity of adjoining occupiers;

6.1 Character and appearance

6.1.1 Local Plan Policy SP11 'Design' states that 'all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity'.

6.1.2 The proposal is a simple and contemporary extension which seeks to compliment, rather than replicate the character of the original, Victorian property. Given its scale and that the proposal is located to the rear of the property, the application is considered to respect the local character and context and preserves the character and appearance of the host property in accordance with the above policies.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 The London Plan 2015 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.

6.2.1 At 3.4m deep and 2.9m high, the proposed extension matches the depth of the structure it replaces, but is lower than the existing height. Therefore the proposal has less impact than the existing situation and therefore no significant impact on the amenity of the adjoining properties in accordance with the above policies.

6.3 Conclusions

The proposed rear extension is not considered to have a significant, detrimental impact on the amenities of the neighbouring properties in accordance with saved UDP policy UD3 General Principles. The simple, contemporary extension is considered to respect the local context in accordance with saved Local Plan Policy SP11.

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/2015/3587

Applicant's drawing No.(s) 1463/03,02,01

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: 1463/03,02,01

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.