LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3442 **Ward:** Bounds Green

Date received: 18/11/2015

Last amended date: 12/01/2016

Drawing number of plans: CR01.01/A; CR.01.04/A; CR.01.06

Address: 11 Cheshire Road N22 8JJ

Proposal: Erection of single storey rear extensions (householder application)

Applicant: Mr K Khushwant

Ownership: Private

Site Visit Date: 05/01/2016

Officer contact: Samuel Uff

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 a single storey rear infill extension, linking into a rear extension beyond the rear outrigger. The infill would have a mono pitched roof with height of 2.3m. The rear extension would have a parapet wall as it would meet the rear part of the infill extension.

Site and Surroundings

3.2 The application site is located on the eastern side of Cheshire Road and contains a two storey mid-terrace dwelling. The original design of the dwelling had a two storey rear outrigger. This is replicated throughout the terrace. There are a number of large extensions within the terrace. The site is not located within a conservation area.

Relevant Planning and Enforcement history

HGY/2002/0374 PERM DEV 11-06-02 11 Cheshire Road London The erection of a rear dormer window.

HGY/2015/3422 PENDING --- 11 Cheshire Road London Certificate of lawfulness for erection of new single storey rear extensions

4. CONSULTATION RESPONSE

4.1 No consultation required.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of neighbour letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No responses received.

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design impact;
2. The impact on the amenity of adjoining occupiers;

6.1 Design impact

Local Plan Policy SP11 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. 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 which is supported by London Plan Policies 7.4 and 7.6.

The cumulative width and depth of the extension in conjunction with the existing extension would be s significant addition to the rear elevation and would result in the loss of the original L-shaped design of the building. There are a number of extensions beyond the rear outrigger, but these generally do not wrap around and link into the infill extension. However, the link between the two elements would have a coherent parapet wall design and the mono pitched roof of the infill element would reduce the bulk of development. Views of the extension would be limited to the rear gardens of neighbouring dwellings and in this instance the design is considered to be reasonable.

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 and the avoidance of air, water, light and noise, pollution and of fume and smell nuisance.

The proposed extension would project approximately 9.3m from the rear elevation serving the neighbour at no.12, but the eaves height would only be marginally greater than that of a standard fence line. This height is considered not considered to cause significant sense of enclosure to this neighbour.

The east facing rear elevations and the existing two storey outriggers mean that there would not be a significant impact on daylight or sunlight to either neighbour. As such it is considered that the proposed development would have a detrimental impact on amenity to this neighbour.

6.3 Conclusions

The proposed extension is considered to be a reasonable addition to the dwelling, that would not be overly dominant or detrimental in design or amenity terms.

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/2015/3442

Applicant's drawing No.(s) CR01.01/A; CR.01.04/A; CR.01.06

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. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

CR01.01/A; CR.01.04/A; CR.01.06

Reason: 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: 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: 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.