LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3505 **Ward:** St Anns

Date received: 25/11/2015

Last amended date: 20/01/2016

Drawing number of plans: TOM_19.2.A_PRO_PLANS; TOM_19.2_LOC_PLAN; TOM_19.2_EXP_PLANS

Address: 19 Black Boy Lane N15 3AP

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

Applicant: Mrs Margaret Sweeney

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 rear infill extension linking into a rear extension beyond the original outrigger.

Site and Surroundings

3.2 The application site is located on the western side of Black Boy Lane and contains a two storey, end of terrace dwelling. There is an alleyway separating the host dwelling from the start of the next terrace. These dwellings have original two storey rear projections.

Relevant Planning and Enforcement history

- None relevant.

4. CONSULTATION RESPONSE

None 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:

None received.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues 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

6.2 Character and appearance of the area

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 single storey rear extension at ground floor level would infill the area to the side of the original rear projection and would extend beyond that element by 3m. This would have a mono pitch roof with eaves height of 2.9m. The design is considered to minimise the bulk of the extension. This would not dominate the existing building and would generally in keeping with surrounding character. As such the design is considered acceptable in this instance.

6.3 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 depth and height of the extension and would not have a significant impact on neighbouring properties. As mentioned above, this is an end of terrace and the eaves height has been minimised for design purposes. The height and separation from the neighbour to the south is considered acceptable. The 3m projection to the rear would not be any greater than a standard extension and is considered to be acceptable in this instance. As such there is considered to be no significant amenity impact.

6.4 Conclusions

The proposal would not have a significant impact on the visual amenity of the area or the amenities of neighbouring properties.

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 Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3505

Applicant's drawing No.(s) TOM_19.2.A_PRO_PLANS; TOM_19.2_LOC_PLAN; TOM_19.2_EXP_PLANS

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:

TOM_19.2A_PRO_PLANS;

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.