LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3526 **Ward:** Hornsey

Date received: 26/11/2015

Last amended date: N/A

Drawing number of plans: 003-PL001 Rev B, 003-PL002 Rev A, 003-PL003 Rev C, 003-PL100 Rev B, 003-PL200 Rev B, 003-PL201 Rev C

Address: 161 Rathcoole Gardens N8 9PE

Proposal: Erection of single storey rear and side extension and replace existing front timber framed windows with white up to match existing style

Applicant: Mr & Mrs Dimitriou

Ownership: Private

Officer contact: Tobias Finlayson

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) Window details

Informatives:
1) Hours of construction
2) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

The proposal seeks permission for the erection of single storey 3 metre rear extension and complete removal of outer chimney and internal chimney breast (householder application).

3.2 Site and surroundings

The application relates to the ground floor flat of a two storey middle of terrace building located on the northern side of Rathcoole Gardens. The property is neither a listed building nor within a conservation area. The surrounding area is predominantly residential.

3.3 Relevant planning history

1976: Planning permission (ref: OLD/1976/1149) granted for two self-contained flats.

4. CONSULTATION

8 neighbouring owner/occupiers were consulted regarding the application and no response was received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the surrounding area; and
2. The impact on the amenity of adjoining occupiers.

5.1 Character and appearance of the surrounding area

The proposal should be considered alongside the NPPF 2012, saved UDP 2006 policy UD3, London Plan 2015 policy 7.8 and Local Plan 2013 policy SP11. Overall, extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

Single storey side and rear extensions are common forms of residential additions and it is considered that it remain subservient to the host dwelling and that the materials are appropriate. In addition, it is considered that, on balance, sufficient garden space will remain for the flat.

The proposed replacement of the existing timber framed windows to the front elevation with UPVC would be acceptable subject to a condition requiring submission and approval of details to ensure that they match the profiles of the existing as close as possible.

Therefore, the proposal will not harm the character or appearance of the surrounding area and is in accordance with the above policies.

5.2 Impact on the amenity of adjoining occupiers

Saved UDP 2006 policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan 2015 policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

The proposed rear extension is larger than that normally considered acceptable. However, in mitigation of this the proposed height on the boundary is approximately 2.3m, which is only marginally in excess of what could be constructed on the boundary as permitted development. In this context and when combined with the favourable orientation, the proposed extension will not unduly harm the residential amenities enjoyed by the occupants of the adjoining property to the northeast (#163) by way of any loss of outlook or increased sense of dominance of enclosure. Whilst the roof will be glazed the viewing

angle will not result in any unduly harmful loss of privacy or overlooking for the occupants of that adjoining property.

The proposed rear extension will not extend past the rear building line of the adjoining property to the southwest (#159) to such a depth as to unduly harm the residential amenities enjoyed by the occupants of that property by way of any loss of outlook or increased sense of dominance of enclosure. There are no windows or openings in the elevations of the proposed extension facing #159 and therefore no loss of privacy will result for the occupants of that property.

Overall, the proposed development is considered not to result in harm to neighbouring residential amenity and is in accordance with the above policies.

5.3 Conclusions

The proposal will not harm the character or appearance of the surrounding area or result in any undue harm to the residential amenities enjoyed by the occupants of neighbouring properties and is therefore considered acceptable.

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

6. CIL

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Local or Mayoral CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3526

Applicant's drawing No.(s): 003-PL001 Rev B, 003-PL002 Rev A, 003-PL003 Rev C, 003-PL100 Rev B, 003-PL200 Rev B, 003-PL201 Rev C

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:

003-PL001 Rev B, 003-PL002 Rev A, 003-PL003 Rev C, 003-PL100 Rev B, 003-PL200 Rev B, 003-PL201 Rev C

Reason: In order to avoid doubt and in the interests of good planning.

3. Prior to removal of the windows to the front elevation, full details of the replacement windows, which should match as closely as possible the design, proportions and appearance of the existing windows, shall be submitted to snd approved in writing by the Local Planning Authority nad shall be impleemnted in accordance with the approved details.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with 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: 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.