LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 22/01/2016

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3579 **Ward:** Stroud Green

Date received: 02/12/2015

Last amended date: 25/01/2016

Drawing number of plans: OSN(000)001; OSN(100)001 Rev A; OSN(100)002 Rev A; OSN(100)003 Rev A; OSN(100)004 Rev A; OSN(100)005; OSN(100)010 Rev D; OSN(100)011 Rev D; OSN(100)012 Rev E; OSN(100)013 Rev D; OSN(100)014 Rev B; OSN(300)001 Rev A; OSN(300)002 Rev A; OSN(300)003 Rev B; OSN(300)010 Rev B; OSN(300)011 Rev E; OSN(300)012 Rev D; Design Report

Address: 35 Ossian Road N4 4DX

Proposal: Replacement of single glazed timber sash windows in front elevation with double glazed timber sash windows. Construction of a retaining wall in the front garden to allow formation of a light well. Reconfiguration of the front external steps and installation of windows to the front bay at lower ground floor level. Replacement and enlarging of an existing dormer window and installation of roof level windows. Construction of a two storey rear extension (householder application)

Applicant: Mrs Clementine Lowry

Ownership: Private

Officer contact: Adam Flynn

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

Informatives
1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the replacement of single glazed timber sash windows in front elevation with double glazed timber sash windows. Construction of a retaining wall in the

front garden to allow formation of a light well. Reconfiguration of the front external steps and installation of windows to the front bay at lower ground floor level. Replacement and enlarging of an existing dormer window and installation of roof level windows. Construction of a three storey rear extension (householder application)

3.2 Site and Surroundings

The site is a three-storey terraced dwelling located on the southern side of Ossian Road. The surrounding area is predominantly residential, and is made up of similar terraced dwellings. The property is within the Stroud Green Conservation Area.

3.3 Relevant Planning and Enforcement history

No relevant history.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application and the following responses were received :

Internal:
1) LBH Conservation Officer
No comments received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 15 letters.

5.2 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: 1
Objecting: 1
Supporting: 0

5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Boundary issues

5.4 The following issues raised are not material planning considerations:

- Non-residential use of property

6. 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 conservation area
2. The impact on the amenity of adjoining occupiers

6.1 Character and appearance of the conservation area

Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

NPPF (2012) chapter 7 'Requiring good design', London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' reinforce this strategic approach.

The proposal is considered to be acceptable for the following reasons:

- The proposed changes to the front of the dwelling are relatively minor, involving a new had rail to rearranged stairs, rooflights, replacement windows in similar frame details and the reinstatement of window detailing
- The lightwell to the front would maintain over 50 percent of the front garden area
- The proposed extension would have a flat roof and is considered to be of an appropriate contemporary design to ensure it would appear subservient to the existing building
- The rear dormer would be enlarged, but would still be of a small scale and set well within the existing roof slope

Overall, and for the reasons mentioned above, the proposal is considered to be acceptable and consistent with the relevant policies, and would not harm the appearance of the building, terrace, and would preserve the character and appearance of the conservation area.

6.2 Impact on the amenity of adjoining occupiers

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

With regards to the western neighbour (no. 39), the proposal is not considered cause harm with regards to loss of daylight/sunlight, outlook, increased sense of enclosure for the following reasons:

- The proposed extension would extend along the boundary, and at the boundary the height of the extension has been kept to a minimum, limiting the impact on this property
- The levels between the properties changes at this point, with number 39 being higher than the subject site. As such, the height of the proposal at the boundary would be 2.6m, which is considered to limit any enclosure issues on number 39
- The first floor extension has been set back from the side and rear of the ground floor extension, which limits the impact on the outlook of the rear of the neighbouring property
- The orientation of the site would ensure there is no significant impact on light received by number 39
- There are no habitable room windows in the neighbouring property facing the extension

- The proposal has no fenestration in the flank walls and thus would not harm the privacy of this neighbour

There would be no impact on number 33 to the east.

Overall, the proposal is considered to be acceptable and would not harm the amenities of surrounding neighbours with regards to loss of daylight/sunlight, outlook or increased sense of enclosure and would be in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

6.3 Conclusions

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 100sqm and therefore the proposal is not liable for Haringey's CIL charge or the Major's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3579

Applicant's drawing No.(s) OSN(000)001; OSN(100)001 Rev A; OSN(100)002 Rev A; OSN(100)003 Rev A; OSN(100)004 Rev A; OSN(100)005; OSN(100)010 Rev D; OSN(100)011 Rev D; OSN(100)012 Rev E; OSN(100)013 Rev D; OSN(100)014 Rev B; OSN(300)001 Rev A; OSN(300)002 Rev A; OSN(300)003 Rev B; OSN(300)010 Rev B; OSN(300)011 Rev E; OSN(300)012 Rev D; Design Report

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: OSN(000)001; OSN(100)001 Rev A; OSN(100)002 Rev A; OSN(100)003 Rev A; OSN(100)004 Rev A; OSN(100)005; OSN(100)010 Rev D; OSN(100)011 Rev D; OSN(100)012 Rev E; OSN(100)013 Rev D; OSN(100)014 Rev B; OSN(300)001 Rev A; OSN(300)002 Rev A; OSN(300)003 Rev B; OSN(300)010 Rev B; OSN(300)011 Rev E; OSN(300)012 Rev D; Design Report

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

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: 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.