LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3663 **Ward:** Woodside

Date received: 09/12/2015

Last amended date: -

Drawing number of plans: 126.2015.02

Address: 46 Melrose Avenue N22 5EA

Proposal: Amendment to ground floor window and door of approved two storey side extension to install two entrance doors

Applicant: Mr Hasan Caliskan

Ownership: Private

Site Visit Date: 12/01/2016

Officer contact: Neil Collins

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This application follows the grant of planning permissions for a two storey extension to replace an existing garage and conversion of the building. This application seeks a small alteration to the front elevation of the side extension at ground floor level, resulting in a further door entrance, to provide a separate entrance to each of the approved flats.

3.2 It is noted that neither the approved extension nor the conversion have been implemented, but are shown on the submitted drawings. As such, the grant of planning permission in this case would include the approved extension, as drawn, and this application is a householder application relating to the existing arrangement of the property as a single family dwelling. As such, this application only grants permission for the additional proposed external alterations and not the conversion that has been approved by virtue of a separate permission (the floor plans have not been approved as part of this permission).

Site and Surroundings

3.3 The application site is located on the northern side of Melrose Avenue and comprises a two-storey semi-detached house. The subject site has a large attached garage to one side, with part width single storey rear extension, and an existing rear roof dormer extension.

The site is not located within a Conservation area.

Relevant Planning and Enforcement history

3.4 HGY/2014/2741 PERM DEV Certificate of lawfulness for loft conversion including gable roof extension and rear dormer, and associated alterations.

3.5 HGY/2015/0252 PN NOT REQ 09/03/15 Erection of single storey extension which extends beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and for which the height of the eaves would be 2.75m.

3.6 HGY/2015/1336 GTD 26/06/15 First floor side extension with pitched roof and part ground floor side extension.

3.7 HGY/2015/2153 GTD 02/10/15 Conversion of a house into 2 x 3 bedroom flats (amended description)

4. CONSULTATION RESPONSE

None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 6 letters to neighbouring properties.

5.2 No representations were received.

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the host building and area;

Character and appearance of the host building and area

6.1 Saved UDP Policy UD3 requires new developments (amongst other aims) to complement the character, nature and scale of the local area, whilst Local Plan Policy SP11 promotes high quality designs to create attractive, sustainable and safe places and buildings in their local context. These local policies are supported by London Plan Policies 7.4 and 7.6 and Chapter 7 of the NPPF.

6.2 The proposal seeks planning permission for alterations to the approved fenestration on the ground floor of the approved side extension. The alterations would result in two entrance doors rather than one entrance door and a separate window. The alterations are minor in nature and would have no discernible impact upon the appearance of the property when compared to the approved scheme. As such, the

alterations are considered to be in accordance with the NPPF 2012, saved UDP 2006 Policies UD3, London Plan 2015 Policies 7.4 and 7.6 and Local Plan 2013 Policy SP11.

6.3 It should be noted that this planning permission includes the two storey extension approved by way of planning permission HGY/2015/1336. The only alteration to the approved scheme is the alterations noted above. Therefore, the extension itself has already be assessed and is considered to be acceptable.

6.4 The proposal would not adversely affect the visual amenity of the host building and surrounding area. 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

N/A

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3663

Applicant's drawing No.(s) 126.2015.02;

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:

126.2015.02

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: 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.