LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0633 **Ward:** White Hart Lane

Date received: 02/03/2016

Last amended date: 22/04/2016

Drawing number of plans: 107.15/01 Rev A, 107.15/02 Rev A, 107.15/03 Rev A

Address: 62 Courtman Road N17 7HU

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

Applicant: Mr O Gokcen

Ownership: Private

Site Visit Date: 18/04/2016

Officer contact: Duncan McKane

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the erection of a full width single storey rear extension.

Site and Surroundings

3.2 The site is a small mid-terrace property on the north side of Courtman Road. The site is not located within a conservation area.

Relevant Planning and Enforcement history

- HGY/2014/2124 - Extension of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m - PN REFUSED, 08-09-14
- HGY/2015/3207 - Certificate of lawfulness for rear single storey extension - PERM REQ, 16-11-15

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- No statutory / internal consultees consulted

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 5 letters. 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: 2
Objecting: 2
Supporting: 0

5.2 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:

- Amenity impacts in terms of overshadowing and loss of light to neighbouring properties.
- Amenity impacts in terms of privacy overlooking.
- Effect of the proposal on the character and appearance of the area

5.3 The following issues raised are not material planning considerations:

- Loss of a private view (Officer comment: neighbour's comment regarding impact to the view of their garden is not normally considered a planning issue for the purposes of making a decision on an application).
- Civil issues e.g. land disputes (Officer comment: neighbour comment regarding proposed extension overhanging on their property constitutes a boundary dispute and thus falls outside the remit of planning)
- Personal views about an applicant (Officer comment: neighbours' comments regarding noise and disturbance from existing occupants are not material to planning).

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

6.1 Design and appearance

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. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

This is further supported by emerging DM policy DM12 which states that all new householder extensions are "*required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings".* Extensions should appear subordinate to the main house in terms of scale and resulting footprint, and it is noted that full width extension will not normally be considered acceptable.

In coming to a decision on this application, due regard was given to the relevant planning history for the site. It is noted that an application (HGY/2014/2124) for a similar, although far larger, extension was refused due to its overbearing size and the amenity impacts arising from this. Following the dismissal of an appeal made by the applicant, the Inspector noted in his decision that a material loss of outlook and light for the neighbouring occupier at no.64 did indeed provide adequate grounds for refusal. Whilst the original plans for the present proposal offered a far more acceptable depth for the extension, the proposed width was still considered to be problematic. Following discussion with the applicant's agent, these plans were further revised to reflect officer's concerns around scale and amenity impact.

The proposed rear extension set out in amended plans (107.15/01 Rev A, 107.15/02 Rev A, 107.15/03 Rev A) is considered to be adequately subordinate to the scale of the host property. Whilst it is recognised that rear extensions are not characteristic of the terrace, the extension proposed is sensibly proportioned (with approximate dimensions: height 3.00 metres, depth 3.06 metres, width 5.12 metres) and suitably sympathetic to the form of the host building. The decision to amend the plans to inset the western wall of the proposed extension from the boundary with no.64 by 0.9 metres is welcomed as this helps to mitigate against the proposal having an overbearing impact whilst ensuring that the resulting footprint is subordinate to the envelope of the host building.

The materials to be used will match existing.

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 noise, pollution and of fume and smell nuisance. Draft DM Policy Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

Following consultation with neighbours, the following material issues around amenity were raised:

Overshadowing and loss of light to neighbouring properties

The original plans submitted with this application showed the extension meeting the property boundary shared with no. 64. The impact of this in terms of the potential overshadowing of the neighbour's property was considered to be unacceptable given the adverse effect this would have upon resident amenity. The amended plans go a long way to remedying this issue by setting back the extension by approx. 0.9 metres. This alteration should adequately mitigate against overshadowing impact.

Privacy overlooking

As the extension is to the ground floor only, with all windows proposed facing the rear of the property, there is not considered to be any adverse impact upon the privacy of either neighbour.

Effect of the proposal on the character and appearance of the area

In terms of visual amenity, the amendments to the proposed development to reduce its scale in relation to the host building - combined with the use of matching materials - allow the proposal to be deemed acceptable.

6.3 Conclusions

The proposed ground floor extension is of an acceptable appearance and scale to be granted permission. The decision to amend the plans to bring the western wall of the extension in from the property boundary ensures the extension is more subordinate to the host building and helps to alleviate amenity impacts in terms of overshadowing and loss of light to neighbouring residents. The proposal is therefore in line with policy set out in London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, saved UDP policy UD3 and emerging DM policy DM1 and DM12.

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/2016/0633

Applicant's drawing No.(s) 107.15/01 Rev A, 107.15/02 Rev A, 107.15/03 Rev A

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 approved plans comprise drawing nos 107.15/01 Rev A, 107.15/02 Rev A and 107.15/03 Rev A. The development shall be completed in accordance with the approved

plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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: 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.