LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3712 **Ward:** St Anns

Date received: 14/12/2015

Last amended date: N/a

Drawing number of plans: 15/071/A100, A101, A102, A103, A104, A110, A111, A112, A113, A200, Site Location Plan

Address: 9 Clinton Road N15 5BH

Proposal: Demolition of existing single storey rear extension and replacement with a larger single storey extension (householder application)

Applicant: Mr Beresford Deane

Ownership: Private

Site Visit Date:

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 demolition of existing single storey rear extension and replacement with a larger single storey rear extension.

Site and Surroundings

3.2 The application site is located on the western side of Clinton Road and contains a three-storey, mid-terrace dwelling, converted into flats. This has an existing rear extension, as do both adjoining dwellings. The site is not located within a conservation area.

Relevant Planning and Enforcement history

3.3 Building control record from 1971 shows conversion of house to two flats. No planning history.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

None required

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 6 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No responses received.

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

6.1 Design impact

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 rear elevations of these terraced dwellings display an array of roof designs and even some first floor rear extensions. In this regard the shallow pitch roof and parapet wall would not be a significant addition. The depth would align with that of no.5 but would project beyond the neighbour at no.9. The projecting rooflight would be slightly uncharacteristic but not be a prominent addition in this varied landscape of extensions. As such the proposed design is considered to be acceptable.

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.

The extension would have a depth of 3.4m; matching that of no.5. The adjoining neighbour at no.9 has a more modest addition, meaning this would project approximately 1.4m beyond their rear elevation. This is not considered to be an excessive relationship and the southern location of this neighbour would limit the amenity impact, as would the modest height of the extension. As such the impact on amenity is considered acceptable.

6.3 Conclusions

The proposed design is considered acceptable, as is the impact on amenity.

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/2015/3712

Applicant's drawing No.(s) 15/071/A100, A101, A102, A103, A104, A110, A111, A112, A113, A200, Site Location Plan

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:

   15/071/A110, A111, A112, A113, A200

   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.

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.