LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 26/02/2016

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0062 **Ward:** Fortis Green

Date received: 05/01/2016

Drawing number of plans: 15-40-01; 15-40-02; 15-40-03 Rev A; 15-40-04 Rev C; 15-40-05 Rev A; L-01; L-02

Address: 32 Ringwood Avenue N2 9NS

Proposal: Provision of a part hip and gable roof extension and rear dormer with rooflight windows to front elevation, removal of side dormer and front flat roof with new matching hipped roof (householder application)

Applicant: Mr & Mrs O Mellman

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
3) Materials to match existing

Informatives
1) Land ownership
2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the provision of a part hip and gable roof extension and rear dormer with rooflight windows to front elevation, removal of side dormer and front flat roof with new matching hipped roof (householder application).

3.2 Site and Surroundings

The site is a two-storey detached dwelling located on the eastern side of Ringwood Avenue. The surrounding area is predominantly residential, and is made up of similar detached dwellings.

3.3 Relevant Planning and Enforcement history

HGY/2015/3129 – Provision of hip to gable roof extension and rear dormer with rooflights to front elevation, removal of side dormer and front flat roof with new matching hipped roof – Refused 14/12/2015

4. CONSULTATION RESPONSE

4.1 No consultation required.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 5 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 by the Muswell Hill and Fortis Green Association: Other than the retention of a semblance of the hip roof this application is substantially similar to the refused application and it is suggested that the same criteria be applied in this instance with the same result.

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 area
2. The impact on the amenity of adjoining occupiers

6.1 Character and appearance of the area

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, Saved UDP Policy UD3, and Policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016 reinforce this approach.

The previous application was refused for the following reason:

The proposed roof extensions, by reason of their bulk, size and scale, would introduce a discordant feature to the elevations of the building detracting from the visual appearance of the property and are therefore detrimental to the visual amenity of the area by reason of excessive bulk, scale and massing in relation to the host property.

This was due to the size of the rear dormer and the double hip-to-gable conversion.

The hip-to-gable conversions have been reduced so that there is now a portion of the original hipped roofs remaining, which helps to retain some of the character of the existing

dwelling. It should be noted that such changes could be done under Permitted Development. The rear dormer has also been reduced is size, and now sits much better within the rear roof slope than the previously refused scheme. As such, the revisions to the scheme are considered to overcome the previous reason for refusal.

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 or terrace.

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, and Policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016.

The proposal would create an enlarged roof and a dormer window to the rear at roof level. With regards to the neighbouring properties, the proposal is not considered cause harm with regards to loss of daylight/sunlight, outlook, increased sense of enclosure as the extension would be located within the roof slope, and given this there would be no overshadowing or overlooking above that which exists at present.

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.

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/2016/0062

Applicant's drawing No.(s) 15-40-01; 15-40-02; 15-40-03 Rev A; 15-40-04 Rev C; 15-40-05 Rev A; L-01; L-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: 15-40-01; 15-40-02; 15-40-03 Rev A; 15-40-04 Rev C; 15-40-05 Rev A; L-01; L-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: 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.