LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0971 **Ward:** Alexandra

Date received: 04/04/2016

Drawing number of plans: 400 Rev A; 400 Rev B; 200 Rev A; 200 Rev B; 300 Rev E; 300 Rev B.

Address: 37 Harcourt Road N22 7XW

Proposal: Erection of a single storey rear extension

Applicant: Mrs Kate Agnew

Ownership: Private

Officer contact: David Farndon

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

Informatives:

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

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

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

Site and Surroundings

A two storey building located on the western side of Harcourt Road. The building is not listed, nor is it located in a conservation area.

Relevant Planning and Enforcement history

HGY/2016/0235 PN REFUSED 04-03-16 Erection of a single storey extension which extends beyond the rear wall of the original house by 3.908m, for which the maximum height would be 3.177m and for which the height of the eaves would be 3.177m.

4. CONSULTATION RESPONSE

- No responses received

5. LOCAL REPRESENTATIONS

- No responses received

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

6.1 Character 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 Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality, and draft Policy DM12 'Housing Design and Quality' states that all residential extensions are required to be of a high, site specific, and sensitive design quality, and/or complement the form, setting, period, architectural characteristics and detailing of original buildings.

The single storey extension will be located at the rear and adjacent to a similarly sized extension on the adjoining property (No. 35). It will be of a regular size/appearance and will be situated within a good sized garden that can comfortably accommodate this depth of extension without there being an unacceptable infringement of the open character of the rear of the terrace. Subject to a condition being attached to ensure that the materials used in the extension match those on the existing building, the proposal is considered to be of an acceptable appearance that is in keeping with the host building and terrace.

6.2 Impact on the amenity of adjoining occupiers

The London Plan 2015 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 DM1 'Delivering High Quality Design' requires developments to ensure a high standard of privacy and amenity for its users and neighbours. Draft DM12 'Housing Design and Quality' also requires residential extensions to be of a high quality, taking account of the privacy and amenity of neighbouring uses.

It is important to note that the adjoining property to the south, 35 Harcourt Road, has a similar extension (approved under HGY/1999/1405) which is of the same depth and will sit immediately adjacent to the one proposed here. Thus, given that the extension will be set off the adjacent property to the north and that the garden is of a significant size to accommodate the extension, the proposed extension will have a negligible impact on the amenity and privacy of neighbouring occupiers.

6.3 Conclusion

- Overall the siting and design of the extension is considered to be acceptable with regard to amenity and privacy, and is in keeping with the host building and its surrounds.

- All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted 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 (see 'Summary of Recommendation')

Registered No. HGY/2016/0971

Applicant's drawing No.(s) 400 Rev A; 400 Rev B; 200 Rev A; 200 Rev B; 300 Rev E; 300 Rev B.

1. The approved plans comprise drawing nos: 400 Rev A; 400 Rev B; 200 Rev A; 200 Rev B; 300 Rev E; 300 Rev B. 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.

2. 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.

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: 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.

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.