LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0534 **Ward:** Harringay

Date received: 09/02/2016

Last amended date: -

Drawing number of plans: N-LD1142, N-LD1142/1, N-LD1142/2, N-LD1142/2

Address: 64 Seymour Road N8 0BE

Proposal: Erection of single storey rear/side infill extension

Applicant: Mrs Ruth Edwards

Ownership: Private

Site Visit Date: 17/03/2016

Officer contact: Neil Collins

2. SUMMARY OF RECOMMENDATION

2.1 GRANT PERMISSION subject to conditions

Conditions
1) Time limit for implementation
2) In accordance with approved plans
3) Materials to match existing

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 The application seeks permission for:

- A part-pitched roof single-storey rear infill extension, extending beyond the main rear elevation by 7.9m, with an eaves height of 2.2m and a total height of 3.7m (to the top of the pitched roof element).

Site and Surroundings

3.2 The application site is located on the southern side of Seymour Road and comprises a two storey terraced building.

3.3 The general character of the area surrounding the site is residential. The site is not located within any designated Conservation Area.

Relevant Planning and Enforcement history

3.4 No relevant planning history.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Adjoining neighbours (10 letters);

5. LOCAL REPRESENTATIONS

5.1 None

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

- Design, appearance and impact upon the character of the Conservation Area;
- The impact on the amenity of adjoining occupiers;

6.2 Design and appearance

6.2.1 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, 7.5 and 7.6 and Chapter 7 of the NPPF.

6.2.2 The proposal involves the erection of a single storey extension to the ground floor. The proposal is considered to be acceptable for the following reasons:

- The height, depth and width of the extension would be subordinate in scale to the host building and would accord with the Council's adopted design guidance;
- The design, form and facing materials of the extension would be appropriate to the host building and would appear as a suitable addition when viewed holistically; and
- The extension would retain a suitable amount of existing garden for continued use by the occupants of the property.

6.3.3 Overall, the proposed design, appearance, massing, height, depth, width, and siting of the extension is considered to be appropriate to the site and host building and in keeping with the general character of the area. As such, the proposal is generally consistent with the NPPF 2012, saved UDP 2006 Policies UD3, London Plan 2015 Policies 7.6 and 7.8 and Local Plan 2013 Policy SP11.

6.4 Impact on the amenity of adjoining occupiers

6.4.1 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 and aspect.

6.4.2 The internal ground floor level is raised within the main part of buildings in this terrace, with the rear projection being at a lower level resulting in a split floor level within the buildings. The proposed extension reflects this arrangement through a part pitched roof with internal steps to the raised ground floor level, whilst the majority of the extension comprises a flat roof at a height of 2.2m. This would not be significantly higher than the 2m garden enclosure and would have no significant impact upon light or outlook at the neighbouring building, especially given the raised ground floor level of the main building.

6.6 Conclusion

6.6.1 Taking into account the above considerations, the proposal would not harm the amenities of neighbours with regards to loss of daylight/sunlight, loss of outlook and privacy. Furthermore, the proposal is considered to be appropriate in terms of its design and appearance, in the context of the host building and wider conservation area.

6.6.2 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

7.1 The outbuilding does not comprise a floor area exceeding 100 square metres. As such, the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

8.1 GRANT PERMISSION subject to conditions

Registered No. HGY/2016/0534

Applicant's drawing No.(s)

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:

N-LD1142, N-LD1142/1, N-LD1142/2, N-LD1142/2

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: 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: 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.