LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0223 **Ward:** Seven Sisters

Date received: 21/01/2016

Drawing number of plans: (Prefix: 3002/) 01A, 02A, 03A, 04A, 05A, 06A and 07.

Address: 2 Holmdale Terrace N15 6PP

Proposal: Excavation of basement to form family room with one rear and two front vent shafts (householder application)

Applicant: Mr Suraph Singh

Ownership: Private

Site Visit Date: 1/03/2016

Officer contact: Nanayaa Ampoma

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions:

- Expiry
- Approved Plans
- Matching materials
- Basement

3. SITE AND SURROUNDINGS

The application site relates to a two storey terrace dwellinghouse. It does not fall within a conservation area and is not listed.

4. RELEVANT PLANNING HISTORY

There are no relevant planning applications.

5. DETAILS OF PROPOSAL

The erection of a rear single storey basement and two vent shafts to the front elevation of the property and one to the rear.

6. CONSULTATION

Highways: No objection.

The application has been publicised by way of direct neighbour letters. Neighbour comments have been received from no.3A Holmdale Terrace. These comments are summarised below:

- No objection to development, however concerned by works at shared boundary

7. ASSESSMENT

The main areas for consideration are:

- Design
- Amenity
- Basement impact

7.1 Design

Saved UDP Policy UD3 (General Principles) requires that new developments complement the character, nature and scale of the local area and the host property, whilst Local Plan policy SP11 (Design) promotes high quality designs to create attractive, sustainable buildings in their local context. This is supported by the London Plan Policies 7.4 (Local character) and 7.6 (Architecture) and Chapter 7 of the National Planning Policy Framework (Requiring good design). In addition, going forward, the Council aims to strengthen these policies in the emerging Development Plan Documents under policy DM12 (Housing Design and Quality) which states that all new householder extensions should appear subordinate to the main house especially by way of their footprint.

The application site currently benefits from an existing basement area at the rear however this is a small space. The current application aims to increase this area in height and width. The proposed basement would have a depth of 2.5 metres, an increase of 1.2 metres to the existing space. The footprint of the basement would be increased at the south of the property to create a storage area. The remainder of the space would then be used as a kitchen.

In general the scale of the basement is considered relatively modest to the host building. The majority of the footprint would be contained within that of the ground floor. Therefore it is considered that the proposed basement is able to comply with the above stated policies.

The proposed rear vent would not be visible and is a small structure. The proposed two front vents would have a depth of 2.5 metres to the lower ground and be covered with reinforced concrete covering. They would have a length of 1 metre from the property's front front walls and have been designed to follow the bay window design at ground floor. The vent shafts have been created to provide a better circulation of air to the proposed basement space. The proposed front vent shafts would not be visible at street level and will have no visual impact on the front elevation of the property.

In light of this it is considered that the vents together with the basement would relate to the character, nature and scale of the host building and the context of the area at large.

The development is acceptable on design grounds.

7.2 Amenity

Saved policy UD3 states that development proposals are required to demonstrate that there will be no unacceptable impact on the residential amenity of existing and proposed residents in terms of loss of daylight, sunlight, privacy or overlooking. Similarly, London Plan policy 7.6 requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy. In addition, emerging policy DM12 also requires that all new development protect the existing amenity of neighbours.

The application site shares a boundary with no.1 and 3 Holmdale Terrace. At no.1 there is a large wall at the shared boundary that blocks views. At no.3 there is planting at the shared boundary. However as the proposed works would only relate to the basement area of the property, it would not be visible to either of these properties so would not impact on neighbouring amenity.

7.2 Basement development

The Council emerging Development Management DPD Policy DM 18 refers specifically to basement development and support Local Plan Policies SP5 'Water Management and Flooding' and SP11 'Design' which seek to seek to prevent flooding and achieve high quality design. DM18 states that Householder extensions to existing basements will only be permitted where it can be demonstrated that the proposal:
a Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;
b Does not increase flood risk to the property and nearby properties from any source;
c Avoids harm to the appearance or setting of the property or the established character of the surrounding area;
d Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;
e Will not adversely impact the local natural and historic environment;

The pre submission draft of the DM DPD was considered by the Council at its meeting on 23rd November 2015 and agreed for publication. The document can therefore be afforded some weight. Given the above it is considered necessary to impose a condition to ensure these matters are addressed during the construction of the development.

Concerns have been raised by the neighbour at no.3 regarding the Party Wall. While the control of the Party Wall falls outside planning powers an informative highlighting the need for this Agreement will be attached to the application.

8. CONCLUSION

Having fully considered the supporting documents and proposed development it is concluded that the development complies with design guidance and would not harm the character and appearance of the area or host property. As such, the development is recommended for approval.

9. RECOMMENDATION

GRANTED

Registered No. HGY/2016/0223

Applicant's drawing No.(s): Prefix: 3002/) 01A, 02A, 03A, 04A, 05A, 06A and 07.

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: (Prefix: 3002/) 01A, 02A, 03A, 04A, 05A, 06A and 07.

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.

4. Prior to the commencement of the development, a Basement Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. This should include information that demonstrates the following matters: soil/ground conditions; hydrology and flow of water locally; the means of construction; the way the space is intended to be used and cumulative impact (including basements approved or built under permitted development) and any plans for subsequent permitted development or extensions above the basement. The development shall be carried out in accordance with the approved assessment.

Reason: To ensure the development does not impact on the surrounding area in accordance with Local Plan Policies SP5 and SP11 and draft DPD Policy DM18.

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.