LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0422 **Ward:** Bruce Grove

Date received: 09/02/2016

Last amended date: N/a

Drawing number of plans: STA01P

Address: 13 Eve Road N17 6YD

Proposal: Erection of single storey rear extension & single storey infill extension

Applicant: Ms Mary Stavrou

Ownership: Private

Site Visit Date: 23/03/2016

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 a single storey side infill, wrap around rear extension.

Site and Surroundings

3.2 The application site is located on the southern side of Eve Road and contains a two storey mid-terrace dwelling, converted into two self contained flats. The dwelling

has an original two storey rear outrigger. It is noted that other dwellings in Eve Road have been extended beyond the rear outrigger and to the side of them. The site is not within a conservation area.

Relevant Planning and Enforcement history

HGY/1994/0741 GTD 05-07-94 13 Eve Road London Use of property as two self contained flats.

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 neighbour letters. 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

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Obtrusive extension.
- Overshadowing.
- Diminished light to kitchen / dining area.

5.3 The following issues raised are not material planning considerations:

- Subdivision of the dwelling (Officer Comment: This has already occurred through previously granted planning permission).
- Reference made to another refusal from 2014 (Officer Comment: Each case is considered on its individual circumstances. The 2014 reference is not in Eve Road and relates to a Prior Notification application).

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 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 DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

The proposed extension would have a mono pitched roof along the infill element, which would replicate the sloped roof of the original outrigger, as well as reducing the overall bulk. Large extensions beyond and to the side of the outrigger are not uncommon within the vicinity. This would be continued in the wrap around element, which would be hipped on all sides to give a continuous 2.4m eaves height. It is considered that this is a considered design that would be in-keeping with the original design of the building and the low eaves height would ensure the massing of the extension would not be overpowering to the original design of the dwelling.

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' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

The proposed extension would have a significant depth along the shared boundary with no.15, as it would infill the depth of the outrigger and extend beyond this by 3m. The neighbour has objected in terms of overshadowing and loss of light, but the main impact on these amenity sources is from the existing outrigger. The impact of the proposed extension would be mitigated by the low height along this boundary, which would only be 400mm greater than standard boundary fence height.

The 3m projection beyond the outrigger is a fairly standard arrangement, which would not be create an excessive flank wall along the boundary with no.11. The modest height along this boundary would act as further mitigation. As such the impact on amenity is considered to be acceptable.

6.3 Conclusions

The application site is an existing converted dwelling, so there would be no loss of family housing. The modest height along the boundary and hipped roof design is considered to be acceptable in term of design and mitigating loss of amenity to the adjoining neighbours.

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 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/2016/0422

Applicant's drawing No.(s) STA01P

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: STA01P.

   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 2015, 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.