LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0358 **Ward:** Bounds Green

Date received: 02/02/2016

Last amended date: -

Drawing number of plans: GA001, GA002, GA003

Address: 4 Dorset Road N22 7SL

Proposal: Erection of single storey rear ground floor extension

Applicant: Mrs Janine Rose

Ownership: Private

Site Visit Date: 08/03/2016

Officer contact: Neil Collins

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2. SUMMARY OF RECOMMENDATION

2.1 GRANT PERMISSION subject to conditions

Conditions
1) Time limit for implementation
2) In accordance with approved plans

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 The application seeks permission for:

- A pitched-roof single-storey rear extension, extending beyond the rear wall of the house by 2.85m, with an eaves height of 2.65m and a total height of 3m. The extension would be part the width of the rear elevation;

Site and Surroundings

3.2 The application site is located on the northeastern side of Dorset Road, and comprises a terraced dwelling. The building comprises two storeys.

3.3 The general character of the area surrounding the site is residential. The site is located within the Wood Green Common Conservation Area.

Relevant Planning and Enforcement history

3.4 No relevant planning history.

4. CONSULTATION RESPONSE

4.1 The following internal and statutory bodies were consulted regarding the application:

- None

5. LOCAL REPRESENTATIONS

5.1 The following neighbours and groups were notified of the application:

- Adjoining neighbours (5 letters);
- Avenue Gardens Residents Association

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: 0
Objecting: 0
Supporting: 0

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, appearance and impact on Conservation Area

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 In terms of heritage considerations, saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapters 7 and 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policy SP12.

6.2.3 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;
- The extension would be high in design quality and would preserve the character and appearance of the Wood Green Common Conservation Area; and
- The extension would retain a suitable amount of existing garden for continued use by the occupants of the property.

6.3.4 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 proposal would replace existing extensions on the building and would not be substantially bigger than the existing arrangement. The depth and height on the boundary would not cause any significant loss of light, outlook or privacy for neighbouring occupants.

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

Applicant's drawing No.(s)

Subject to the following condition(s)/For the following reason(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:
GA001, GA002, GA003

Reason: In order to avoid doubt and in the interests of good planning.

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.