LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0372 **Ward:** Bounds Green

Date received: 28/01/2016

Last amended date: -

Drawing number of plans: 1831-201, 1831-202 A, 1831-203 A, 1831-204 A.

Address: Palace Gates Yard 31 Bridge Road N22 7SN

Proposal: Erection of single storey extension to existing building and new installation of cladding to existing building

Applicant: Mr P Digby Travis Perkins

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

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 This application seeks permission for a single storey extension to an existing building on the northern edge of the side. The extension would be approximately 2.8m in height and would be 3.9m in depth.

3.2 Site and Surroundings

3.2.1 The application site is located on the northern side of Bridge Road. It is a substantially sized site currently in operation as a Builder's Merchants (Travis Perkins). The application specifically concerns a sales and administration building on the northern portion of the site.

3.2.2 The site lies partially within the Wood Green Common Conservation Area, to the south, but the majority of the site does not. The building proposed for extension is located on the northern side of the site and, as such, would have no direct impact upon the conservation area.

3.3 Relevant Planning and Enforcement history

3.3 No relevant planning history

4. CONSULTATION RESPONSE

4.1 The following external bodies/groups were consulted regarding the application:

- None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 0 site notices displayed in the vicinity of the site and 9 letters.

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:

- Principle of the development;
- Design, appearance and impact upon the character of the area;
- The impact on the amenity of adjoining occupiers; and
- Transport impacts.

6.2 Principle of the development

6.2.1 The NPPF places a presumption in favour of sustainable development. The immediate area is typically industrial and residential in nature and sustainable development of employment land is supported in principle, provided that all other policy objectives of the development plan are satisfied, including the protection of neighbouring residents.

6.2.2 Taking into account that the application proposes additional floor space for employment purposes, the proposed is supported in principle.

6.3 Design, appearance and impact on area

6.3.1 Saved UDP Policy UD3 requires new development (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.

6.3.2 The proposal involves the erection of a single storey extension to the building. 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 be conspicuously located and would not be widely appreciated from neighbouring land.

6.3.3 Overall, the proposed design, appearance, massing, height, depth, width, and siting of the building is considered to be appropriate to the site and in keeping with the general character of the area. As such, the proposal is generally consistent with the NPPF 2012, saved UDP 2006 Policy UD3, London Plan 2015 Policy 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, sunlight, privacy or outlook.

6.4.2 The proposed extension would be small scale and would not be located near to existing neighbouring residential uses. It is not envisaged that there would be any impact upon the light, outlook or privacy enjoyed by neighbouring occupants as a result of the proposal.

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 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/2016/0372

Applicant's drawing No.(s) 1831-201, 1831-202 A, 1831-203 A, 1831-204 A.

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:

1831-201, 1831-202 A, 1831-203 A, 1831-204 A

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: 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.