LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0423 **Ward:** Seven Sisters

Date received: 09/02/2016

Last amended date: DD/MM/YYYY

Drawing number of plans: CPR/124.PR01,02 CPR.124.EX01,02

Address: 124 Craven Park Road N15 6AB

Proposal: Erection of additional storey "Type 3" (householder application)

Applicant: Mr Joel Stern

Ownership: Private

Officer contact: Sarah Madondo

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1) The drawings and proposed development description are inaccurate and do not give sufficient detail or information regarding the existing and proposed circumstances of the site and as such give insufficient information to appropriately determine this application; contrary to the requirements of article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the erection of additional storey "Type 3"

Site and Surroundings

3.2 The application site is situated on the southern side of Craven Park Road and comprises a two storey mid dwelling. The property has an existing front and rear dormer extension common within the South Tottenham area. The property is not a listed building nor is it within a Conservation Area. It is also situated within the boundary of the defined South Tottenham SPD 2013 which is subject to certain type of house extensions.

Relevant Planning and Enforcement history

3.3 HGY/2015/0972 GTD 05-06-15 124 Craven Park Road London Erection of front, rear and rear back addition roof extensions

HGY/2015/1061 PN REFUSED 26-05-15 124 Craven Park Road London Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.786m and for which the height of the eaves would be 2.786m

HGY/2015/1720 PN REFUSED 24-07-15 124 Craven Park Road London Erection of single storey extension which extends beyond the rear wall of the orginal wall by 6m, for which the maximum height would be 2.786m and for which the height of the eaves would be 2.786m.

HGY/2015/2439 PERM DEV 09-10-15 124 Craven Park Road London Certificate of lawfulness for a dormer over the outrigger extension

Planning Complaints DEP/2011/00485 00-00-00 124 Craven Park Road London

Planning Complaints DEP/2015/00542 00-00-00 124 Craven Park Road London

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 15 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:
Objecting: 2
Supporting: 4

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:

- Design
- Loss of amenity
- Loss of daylight & sunlight

5.3 The following issues raised are not material planning considerations:

- Party wall (Officer Comment:)
- Skip (Officer Comment:)
- (Officer Comment:)
- Structural issues (Officer Comment:)

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Background
2. Design and appearance
3. The impact on the amenity of adjoining occupiers;

Background

6.2 This is an application for Type 3 development which is permitted in South Tottenham under the South Tottenham Housing SPD. Several applications have been submitted for this site and drawings presented by the application have some in accuracies. In particular attention must be drawn to the existing ground which shows kitchen/small outbuilding. However a recent site by Officers and Planning Enforcement complaints investigations reveals that a full width extension including a large basement which has already been partly developed. Although the applicant has now submitted a retrospective planning application, this application needs to show what currently exists on site. Therefore the drawings and proposed description are inaccurate and do not give sufficient details or information regarding the existing and proposed circumstances of the site and such given insufficient information to appropriately determine this application.

Design and appearance

6.3 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.

6.4 Policies 7.4 and 7.6 of the London Plan, policy SP11 of the Haringey Local Plan and Policy UD3 of the Haringey UDP require development proposals be of high design quality, complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area.

6.5 The House Extensions in South Tottenham SPD was adopted in 2010 and amended 2013 in response to the need for large units within the area. This is a design led document which seeks to readdress concerns regarding the inappropriate roof extensions within the area. This guidance ensures that the design and scale of any roof extension is appropriate for the building and for the character of the area.

6.6 The key amendments in the revised guidance focused on the overall detailing of the extension and the importance of retaining the initial features and characteristics of the building. Paragraphs 3.13-3.34 of this document deals specifically with the detailing required for these types of extensions to be successfully integrated within the street scene. This section focuses on the need to illuminate poor detailing in the finishes of the scheme in order for the character to be returned to something like its original form.

6.7 The original SPD precipitated an increase in the number of applications for roof extension in the area, although not all extensions followed the guidance correctly. The revised SPD (October 2013) sought to provide clear and consistent guidance on the form of roof extensions defining three approved ways in which homes may be approved at roof level. This proposal is for a 'Type 3' 2nd floor extension. This would sit alongside one constructed at the adjoining terraced property.

6.8 The proposal is for a type 3 roof extension. As stated above the applicant has not submitted sufficient detail and information, therefore this application cannot be assessed..

Impact on the amenity of adjoining occupiers

6.9 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.

6.10 London Borough of Hackney has raised concerns in relation to design, loss of amenity and loss of daylight and sunlight which have been noted. Officer's opinion is that the officers at above LPA are not aware of The House Extensions in South Tottenham SPD therefore have not taken into account that this type of development is permitted development.

Conclusions

6.11 The submission of the application is of a poor standard with many ambiguities beyond the proposed development as shown. The drawings and proposed development description are inaccurate and do not give sufficient detail or information regarding the existing and proposed circumstances of the site and as such give insufficient information to appropriately determine this application; contrary to the requirements of article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015.

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

REFUSE PERMISSION

Registered No. HGY/2016/0423

Applicant's drawing No.(s) CPR/124.PR01,02, CPR.124.EX01,02

The drawings and proposed development description are inaccurate and do not give sufficient detail or information regarding the existing and proposed circumstances of the site and as such give insufficient information to appropriately determine this application; contrary to the requirements of article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015.