LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0566 **Ward:** West Green

Date received: 23/02/2016

Last amended date: 28/04/2016

Drawing number of plans: 141/001A; 141/002C; Site Location Plan; Block Plan

Address: 159 Carlingford Road N15 3ET

Proposal: Formation of rear dormer and insertion of 5no front rooflights

Applicant: Mr James Lambert

Ownership: Private

Site Visit Date: 07/04/16

Officer contact: Duncan McKane

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the formation of a rear dormer extension to create an additional loft bedroom and the installation of 5 roof lights to the front roof slope.

Site and Surroundings

3.2 The site is part of a three storey end terrace property on the east side of Carlingford Road. The property is not within a conservation area.

Relevant Planning and Enforcement history

- OLD/1985/0159 – 12/12/84 Conversion into three self-contained flats – 01/02/85, GRANTED
- OLD/1987/1321 – 3/8/87 Formation of room in roof space – 30/09/87, WITHDRAWN
- HGY/2006/0359 – Retrospective planning application for conversion of loft space into habitable living space - PERMISSION GRANTED, 11/04/16.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice and 26 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: 0
Objecting: 0
Supporting: 0

5.2 The following local groups/societies made representations:

- Derby Hall Assembly of God Church - Support application

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
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 rear dormer extension is of a fairly large size, however it is noted that it does not extend fully between the adjacent parapet walls of the existing roof thus ensuring a degree of subordination in both scale and form to the existing roofscape. The dormer does not extend beyond the ridge height and is set back from the eaves by 0.50 metres, and these factors mitigate against the visual amenity impact from street level. For these reasons the proposed development is in compliance with guidance set out in SPG1a 'Design Guidance' and draft DM Policy DM12 'Housing Design and Quality'.

The materials detailed in the plans, including the new 'mock sash' dormer windows, will match existing materials and are therefore sympathetic to existing features and local context.

Following discussion with the applicant around the positioning of rooflights to the front elevation, the applicant has submitted amended plans (141/002C) that give a more balanced appearance to alterations made to the front roof slope.

6.2 Impact on the amenity of adjoining occupiers

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, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy 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 is not considered to create any additional overlooking to neighbouring properties due to the direction of the proposed windows.

6.3 Conclusions

The proposed formation of a rear dormer extension and 5 front rooflights is considered to be acceptable. The size and location of the proposed extension are such that development is deemed to be adequately subordinate to the form and scale of the existing roof. Materials chosen match those existing and no adverse impacts to the amenity of neighbours are thought to result from the development proposed. This accords with policies laid out in London Plan policies 7.4 and 7.6, Local Plan SP11, Draft DM Policy DM1 and DM12 and guidance set out in SPG1a 'Design Guidance'.

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

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/2016/0566

Applicant's drawing No.(s) 141/001A; 141/002C; Site Location Plan; Block Plan

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: 141/001A; 141/002C; Site Location Plan; Block Plan.

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: 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.

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.