LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0732 **Ward:** Bounds Green

Date received: 04/03/2016

Drawing number of plans: 34 PD N11 01,02

Address: 34 Parkdale Bounds Green Road N11 2HB

Proposal: Conversion of garage to habitable room to form a one bed flat to a two bed flat

Applicant: Mr A Georgiou

Ownership: Private

Officer contact: Wendy Robinson

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 conversion of an existing garage to a habitable room, including insertion of a window on the front elevation.

Site and surroundings

3.2 The subject site is a two storey end of terrace building which has been purpose built to include two flats; one flat at ground floor and one flat at first floor.

3.3 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

3.4 None

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 10 letters. No representations were received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the area;
2. The impact on the amenity of adjoining occupiers;

Character and appearance of the area

5.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version), London Plan Policies 7.4, 7.6 and 7.8, Local Plan Policy SP11, states that extensions or alterations to buildings should be subordinate in scale to the original building, should respect its architectural character and should not dominate existing features important to the building.

5.2 The proposed use of the garage as a habitable room is considered acceptable as numerous other properties within the Parkdale mews area have previously been granted permission and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected in accordance with the above policies.

Impact on the amenity of adjoining occupiers

5.3 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 and emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version) 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.

5.4 The insertion of a window at this front elevation, following removal of the garage frontage, would not result in any impact on the residential amenity of surrounding properties. The proposal is acceptable in amenity terms in accordance with the above policies.

Parking and highway safety

5.5 Local Plan (2015) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport.

5.6 The loss of one parking space is not considered likely to have a detrimental impact on the surrounding area parking or highway safety. The property is located within an area of public transport accessibility of 5 – Very Good, there is on-site parking available, and Bounds Green Road is within the Bounds Green Controlled Parking Zone.

Conclusions

5.7 The proposal would not have an adverse impact on the visual amenity of the area or the amenity of neighbouring properties.

5.8 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.

6. CIL APPLICABLE

6.1 The increase in internal floor area would not exceed 100m^2 and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/0732

Applicant's drawing No.(s) 34 PD N11 01,02

Subject to the following condition(s)

Conditions:

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 approved plans comprise drawing nos 34 PD N11 01,02. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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: 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.