LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0523 **Ward:** Muswell Hill

Date received: 18/02/2016

Drawing number of plans: 1678/01 to 1678/11 inclusive; Design and Access Statement; Site LocationPlan.

Address: 5 Firs Avenue N10 3LY

Proposal: Erection of single storey rear extension with partial glazing to pitched roof (householder application)

Applicant: Mr Michael Funnell

Ownership: Private

Officer contact: David Farndon

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans
3) Materials to match existing
4) Rooflights to be 'conservation style'

Informatives:

1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the erection of a single storey rear extension with partial glazing to pitched roof.

Site and Surroundings

3.2 The application site is a two-storey, single dwellinghouse located within a terrace. The property is located on the western side of the road at the northern end. The

area is primarily residential in character and is located within the Muswell Hill Conservation Area.

Relevant Planning and Enforcement history

3.3 Application at 3 Firs Avenue (adjoining property) recently approved (and designed ith this application in mind) (HGY/2016/0050 – date of decision: 01.03.16) which mirrors the single storey rear extension proposed here.

4. Consultation response

- No response received

5. LOCAL REPRESENTATIONS

- No responses received

5 MATERIAL PLANNING CONSIDERATIONS

6.1 The application mirrors that which was recently approved at 3 Firs Avenue (HGY/2016/0050). The same planning considerations that are pertinent in the assessment of this application:

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

Design and appearance

6.2 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, and draft Policy DM12 'Housing Design and Quality' states that all residential extensions are required to be of a high, site specific, and sensitive design quality, and/or complement the form, setting, period, architectural characteristics and detailing of original buildings.

6.3 The proposed single storey extension is positioned at lower ground floor level and will consist of a mainly glazed rear elevation (comprised of folding patio doors and a glazed gable). The bricks that form the main structure of the extension shall match that of the existing, as will the roof tiles on the pitched roof. Given the sympathetic materials, the design of the extension is considered acceptable. Notwithstanding this, the proposed rooflights on the extension will be conditioned to be of 'conservation style' to reduce their visual impact.

6.4 As with the approved extension at No.3, one further matter that necessitates consideration is the scale of the development with regard to the visual impact. The single storey extension, whilst 3.4m in depth from the rear of the two storey rear

element, is sited within a significantly proportioned garden that is characterised by quite a wide plot (approximately 9m in width when measuring at the point of the rear elevation of the proposed single storey extension). The rear of the proposed extension will also be around 11m away from the rear boundary of the garden. Given this open nature, and the fact that the single storey rear extension will be at lower ground floor level, the proposed development is considered not to be overdevelopment of the site.

Impact on the amenity of adjoining occupiers

6.5 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, with draft policy DM12, 'Housing design and quality', requiring that residential extensions take into account the privacy and amenity of neighbouring uses.

6.6 The single storey extension will be set off from 7 Firs Avenue by around 3.7m and thus will have a negligible impact on the amenity enjoyed by those residing at the property. The extension will only be 2m in height at eaves level on the boundary with 3 Firs Avenue given that the provision of a pitched roof facilitates the delivery of sufficient internal roof heights. As such, given that the extension is also situated at lower ground floor, and next to an approved extension that mirrors that proposed here, the impact on the amenity of adjoining occupiers is considered acceptable.

Conclusions

6.7 Overall the siting and design of the single storey rear extension is considered to be acceptable and in keeping with the host building and the Muswell Hill Conservation Area.

6.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be approved 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 – see 'Summary of Recommendation'

Registered No. HGY/2016/0523

Applicant's drawing No.(s) 1678/01 to 1678/10 incl.

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:

   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.

4. The proposed rooflights hereby approved shall be of a 'conservation style' and therefore shall run flush with, and not protrude from, the plane of the roof of the extension.

   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.