LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0615 **Ward:** Harringay

Date received: 23/02/2016

Last amended date: -

Drawing number of plans: 1, 2, 3, 4

Address: 58 A Lausanne Road N8 0HP

Proposal: Replacement UPVC windows to ground floor and erection of single storey rear/side extension following demolition of existing extension

Applicant: Mr Peter Stockham stockham

Ownership: Private

Site Visit Date:

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

Proposed development

3.1 The application seeks permission for:

- Replacement upvc windows for the ground floor flat;
- Erection of a flat-roof single-storey rear/side extension, extending beyond the rear wall of the house by 2.8m, with an eaves height of 2.6m – following demolition of a small existing extension.

Site and Surroundings

3.3 The application site is located on the southern side of Lausanne Road, and comprises a terraced building which is divided into flats. The building comprises two storeys.

3.4 The general character of the area surrounding the site is residential. The site is not located within any designated conservation area, nor is the building Listed.

Relevant Planning and Enforcement history

3.5 No relevant planning history.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Adjoining neighbours (21 letters);

5. LOCAL REPRESENTATIONS

5.1 The following representations have been received in relation to the application from neighbouring residents:

- None

6. MATERIAL PLANNING CONSIDERATIONS

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

- Design, appearance and impact upon the character of the area;
- The impact on the amenity of adjoining occupiers;

6.2 Design, appearance and impact on Conservation Area

6.2.1 Saved UDP Policy UD3 requires new developments (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.

6.2.2 The proposal involves the erection of a single storey extension to the ground floor flat. 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;
- The design, form and facing materials of the extension would be in keeping with the character of the host building and the wider area; and
- The extension would retain a suitable amount of existing garden for continued use by the occupants of the property.

6.3.3 Overall, the proposed design, appearance, massing, height, depth, width, and siting of the extension is considered to be appropriate to the site and host building and in keeping with the general character of the area. As such, the proposal is generally consistent with the NPPF 2012, saved UDP 2006 Policies UD3, London Plan 2015 Policies 7.6 and 7.8 and Local Plan 2013 Policy SP11.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 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 and aspect.

6.3.2 The depth and height on the boundary would not cause any significant loss of light or outlook for neighbouring occupants. No privacy issues are envisaged.

6.4 Conclusion

6.4.1 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.

6.4.2 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/2016/0615

Applicant's drawing No.(s) 1, 2, 3, 4

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 approved plans comprise drawing nos: 1, 2, 3, 4. 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 2015, 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.