LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 30/03/2016

Reference No: HGY/2016/0591

Ward: Seven Sisters

Date received: 25/02/2016

Drawing number of plans: RE/012/1, 2, 3 and 4

Address: 62 Rostrevor Avenue N15 6LP

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Applicant: Mr C Lipschitz

Officer contact: Anthony Traub

RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED

REASON: The determination of this application for prior approval is carried out under the Town and Country Planning (General Permitted Development) (England) Order 2015 and as no objections are raised the prior approval of the Local Planning Authority is not required.

CONSULTATION

The following neighbours have been consulted:

- 60 and 64 Rostrevor Avenue; and
- 37 Fairview Road.

RESPONSES

No objections received. A neighbour has commented and does not object should there be no flank windows. The proposal does not have any flank windows.

RELEVANT PLANNING LEGISLATION

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 sets out the requirements for permitted development in respect of the enlargement, improvement or other alteration of a dwelling house.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Any proposal which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 must not be in a Conservation Area and must comply with the conditions set out in A.4.

Before beginning the development the developer shall provide the following information to the local planning authority:

Requirement	Comment	Complies
a written description of the proposed development including— (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) the height of the eaves of the enlarged part of the dwellinghouse;	 6m 3m 3m	Yes
(b) a plan indicating the site and showing the proposed development		Yes
(c) the addresses of any adjoining premises;		Yes
(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.		Yes

If an objection is received within 21 days, the Local Planning Authority must make a judgement as to whether there will be an impact on amenity from the proposed extension. If the LPA considers that there will be an impact, then they have to send a notice to the owner stating that prior approval is required and that it is refused. This has to be done within 42 days (6 weeks) of receipt of the application. If it is not sent to the applicant within 42 days, then it is deemed that the proposal is acceptable.

In this instance, following the procedures set out in conditions 1- 4, no objections from have been received from the owner or occupier of an adjoining property. A comment has been received but this raises no objections.

The proposed development would comply with Part 1, Class A, A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore prior approval can be granted.

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.

RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED

Reference No: HGY/2016/0591

Drawing number of plans: RE/012/1, 2, 3 and 4

For the following reason(s)

REASON: The determination of this application for prior approval is carried out under the Town and Country Planning (General Permitted Development) (England) Order 2015 and as no objections are raised the prior approval of the Local Planning Authority is not required.