LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0691 **Ward:** Hornsey

Date received: 07/03/2016

Drawing number of plans: 150216 - 01

Address: 120 North View Road N8 7LP

Proposal: Erection of single storey rear flat roof extension

Applicant: Mr N Thompson

Ownership: Private

Site Visit Date: 27/04/2016

Officer contact: Sarah Madondo

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

Informatives:

1) Hours of construction
2) 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. The proposed extension would be 3 metres deep, 4.4 metres wide and 3.1 metres in height.

Site and Surroundings

3.2 The application site is a two storey mid terrace property located on North View Road. The property has been converted into 2 flats. The works relate to the ground floor flat. The site is not in a conservation area.

Relevant Planning and Enforcement history

3.3 None applicable

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Ward Councillors
Neighbouring properties

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 9 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:
Objecting: 1
Supporting: 0

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Outlook
- Loss of daylight & sunlight
- Design
- Height
- Siting & scale

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 (2013) 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 (2016) Policies 7.4 and 7.6. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

The proposal is for erection of single storey rear extension to provide bigger living area. The proposed extension would be 3 metres deep, 4.4 metres wide and 3.1 metres in height. The proposed extension would have a flat roof and would match the height of the neighbouring property no. 118. The proposed extension is 3 metres deep which falls which

would fall within the permitted development criteria however the property is a flat, hence planning permission is required.

In terms of depth of the extension concerns have been raised by no. 118. On the specific issue of it being full width Officers would point out the extension does not exceed 3 metres deep and it is important to point the depth would from the outrigger. In addition SPG1a states that "*in terms of depth of rear extension, they should not normally extend beyond 3 metres (10 ft.) for terraced houses and 4 metres (13 ft.) for semi-detached or detached houses from the rear wall of the house*." In this case the property is a terraced house; therefore it is considered that a 3 metre extension would be in accordance to SPG1a. It is considered that the proposal is of an acceptable scale in terms of depth and the extension by virtue of being at ground floor is well set down in the context of the site and boundary fences which will in part screen views of the rear extension.

Overall it is considered that the proposed is single storey and will remain subservient to the host building; therefore, the proposal will not harm the character or appearance of the surrounding area and is in accordance with the above policies

6.2 Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) 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 (2015) 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 regards to the northern neighbour (no. 118), the proposal is not considered cause harm with regards to loss of daylight/sunlight, outlook, increased sense of enclosure for the following reasons:

- Although the extension would have a height of 3 metres, no. 118 has an existing 1.1 metre extension, and the proposed extension would only extend 2 metres past this extension, this is in line with the Council's guidance of 3 metres for rear extensions
- The extension to the rear of 118 has a large amount of glazing along the rear flank, and given this and the extension only has a 2 metre projection, the effect on the light levels within the rear space of 118 will fall within acceptable standards of day lighting and sun lighting, especially applying common sense given the amount of glazing to the rear extension
- There are no habitable room windows in the neighbouring property facing the extension
- The proposal has no fenestration in the flank walls and thus would not harm the privacy of this neighbour

The extension is considered to be adequately separated from number 122 to the south to avoid any impacts on that property.

Overall, on balance, the proposal is considered to be acceptable and would not harm the amenities of surrounding neighbours with regards to loss of daylight/sunlight, outlook or increased sense of enclosure.

6.3 Conclusions

The proposed development is considered to be acceptable and respectful of the character and appearance of the existing property and terrace and will not adversely impact the amenities of neighbouring occupiers.

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

Registered No. HGY/2016/0691

Applicant's drawing No.(s) 150216 – 01

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 (150216 - 01). 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.