LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

0834REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0834 **Ward:** Tottenham Green

Date received: 18/03/2016

Last amended date:

Drawing number of plans: RAW-01; RAW-02; RAW-03; RAW-04 (amended 12/05/2016) RAW-05; RAW-06; RAW-07

Address: 79 Greenfield Road N15 5ER

Proposal: Erection of ground floor rear and side extension and first floor extension, and alterations to approved garage roof (householder application)

Applicant: Mr Miah

Ownership: Private

Site Visit Date:

Officer contact: Samuel Uff

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) Land ownership
2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the demolition of the garage and replacement with a single storey side extension and first floor rear extension. A previous application (2013/1992) granted permission for garage to be used as an office, ancillary to the main dwelling, with new roof.

Site and Surroundings

3.2 The application site is located along Greenfield Road a cul-de-sac that is outside a conservation area. The surrounding area is predominantly residential.

Relevant Planning and Enforcement history

3.3 `HGY/2013/1990 PERM DEV 19-11-13 Certificate of lawfulness for formation of rear dormer and insertion of 2 front rooflights

HGY/2013/1992 GTD 19-11-13 Demolition of existing garage and erection of new office room for use by householder

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

None required.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of neighbour letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No responses received.

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The design impact;
2. The impact on the amenity of adjoining occupiers;
3. Parking and highway safety;

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 garage projects forward of the main dwelling and has been there for some considerable time. The previous permission in 2013 granted the alterations from flat roof to pitched roof. This was never implemented but there have been no material changes that would significantly alter that consideration.

Although this has been described as an ancillary office there would be a garage door retained, giving the appearance of a garage. This is considered to be desirable but not necessarily essential.

The two storey rear extension would have a similar parapet wall and flat roof to those seen within the remainder of the terrace. This would be less than half the width of the original rear elevation and would match the depth of the single storey rear extension and neighbouring outriggers.

The roof of the existing single storey rear extension would be replaced with matching slate tiles, which would be an improvement to the existing appearance. As such this design would be in-keeping with the original design of the building and area as a whole.

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.

The first floor extension would have a depth of 3.2m and would be set in 3.2m from the boundary with the adjoining dwelling. This would avoid any significant loss of amenity to this neighbour.

6.3 Conclusions

The proposed extensions are considered to be acceptable in design and amenity terms. 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 subject to conditions

Registered No. HGY/2016/0834

Applicant's drawing No.(s) RAW-01; RAW-02; RAW-03; RAW-04 (amended 12/05/2016) RAW-05; RAW-06; RAW-07

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. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans:

   RAW-04 (amended 12/05/2016); RAW-05; RAW-06; RAW-07

   Reason: 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.

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.

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.