LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0868 **Ward:** Noel Park

Date received: 08/03/2016

Last amended date: 28/04/2016

Drawing number of plans: PL-01 - PL-08, PL-10, PL-11, PL-14 and location map received 08/03/16 and PL-09A, PL-12A and PL-13A received 28/04/16

Address: 73B Willingdon Road N22 6SE

Proposal: Construction of a rear roof dormer extension & associated roof-lights

Applicant: Mr Eamon Nugent

Ownership: Private

Site Visit Date: 07/01/16

Officer contact: Wendy Robinson

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for a rear roof dormer extension.

Site and surroundings

3.2 The subject site is the ground floor flat of a two storey mid-terrace dwellinghouse located on the northern side of the highway. The property currently benefits from a two storey rear outrigger and single storey rear extension from the rear wall of the outrigger.

3.3 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

3.4 HGY/2015/3622 GTD 12/01/16 Erection of single storey side and rear extension.
3.5 HGY/2015/2473 REFUSED 20/10/15 Erection of rear side extension at ground floor level

3.6 HGY/1992/1324 GTD 22/12/1992 Conversion to form 2 x 1 bed self-contained flats.
3.7 HGY/1990/1500 GTD 14/01/1991 Erection of single storey rear extension 3m deep x 3.25m wide.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 3 letters. No representations were received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:
1. The impact of the proposed development on the character and appearance of the area;
2. The impact on the amenity of adjoining occupiers;

Character and appearance of the area

5.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version), London Plan Policies 7.4, 7.6 and 7.8, Local Plan Policy SP11, states that extensions or alterations to buildings should be subordinate in scale to the original building, should respect its architectural character and should not dominate existing features important to the building.

5.2 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The application was amended to ensure the materials proposed would match existing. Therefore, the local character and visual amenity of the area will be protected in accordance with the above policies.

Impact on the amenity of adjoining occupiers

5.3 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 and emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version) 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.

5.4 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms in accordance with the above policies.

Conclusions

5.5 The proposal would not have an adverse impact on the visual amenity of the area or the amenity of neighbouring properties.

5.6 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.

6. CIL APPLICABLE

6.1 The increase in internal floor area would not exceed 100m^2 and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions
Registered No. HGY/2016/0868

Applicant's drawing No.(s) PL-01 - PL-08, PL-10, PL-11, PL-14 and location map received 08/03/16 and PL-09A, PL-12A and PL-13A received 28/04/16

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 PL-01 - PL-08, PL-10, PL-11, PL-14 and location map received 08/03/16 and PL-09A, PL-12A and PL-13A received 28/04/16. 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.

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.