LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1093 **Ward:** White Hart Lane

Date received: 07/04/2016

Drawing number of plans: B1-01; B1-02; B1-03; B1-04 B1-05; Site Location Plan.

Address: 19 Bedwell Road N17 7AH

Proposal: Erection of single storey rear extension (householder application)

Applicant: Miss J K Hammond

Ownership: Private

Officer contact: David Farndon

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

Informatives:

1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.2 This is an application for the erection of a single storey rear extension.

Site and Surroundings

3.3 An end of terrace, two storey building located on the western side of Bedwell Road. The building is not listed but is located in the Bruce Castle Conservation Area.

Relevant Planning and Enforcement history

- HGY/2015/2652 REF 06-11-15 Loft conversion and single storey rear extension.

Refusal reasons:

- The proposed extensions by reason of siting scale and design would result in overly dominant additions which would fail to be sympathetic to the architectural composition of the original dwelling and terrace and would fail to preserve or enhance the character and appearance of this part of Bruce Grove Conservation Area; contrary to Policies 7.4, 7.6 and 7.8 of The London Plan 2015, Saved UDP Policies UD3 and CV5 and Policies SP11 and SP12 of the Haringey Local Plan 2013.

- The proposed size scale, bulk and siting of the single storey rear extension would have a detrimental impact on the level of amenity serving the adjoining no.17 Bedwell Road, by virtue of an overbearing sense of enclosure and loss of daylight. As such the development would be contrary to Policy 7.4 of The London Plan 2015, Saved UDP Policy UD3 Policy SP11 of the Haringey Local Plan 2013.

- HGY/2015/3534 REF 21-01-16 Erection of single storey rear extension and loft conversion with hip to gable roof and rear dormer.

Refusal reasons:

- The proposed extensions by reason of siting scale and design would result in overly dominant additions which would fail to be sympathetic to the architectural composition of the original dwelling and terrace and would fail to preserve or enhance the character and appearance of this part of Bruce Grove Conservation Area; contrary to Policies 7.4, 7.6 and 7.8 of The London Plan 2015, Saved UDP Policies UD3 and CV5 and Policies SP11 and SP12 of the Haringey Local Plan 2013.

- The proposed size scale, bulk and siting of the single storey rear extension would have a detrimental impact on the level of amenity serving the adjoining no.17 Bedwell Road, by virtue of an overbearing sense of enclosure and loss of daylight. As such the development would be contrary to Policy 7.4 of The London Plan 2015, Saved UDP Policy UD3 Policy SP11 of the Haringey Local Plan 2013.

4. CONSULTATION RESPONSE

- No responses received

5. LOCAL REPRESENTATIONS

- No responses received

6 MATERIAL PLANNING CONSIDERATIONS

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

1. The impact of the proposed development on the character and appearance of the conservation area;
2. The impact on the amenity of adjoining occupiers.

Character and appearance

6.2 Local Plan 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. Policy SP12 states that the Council should ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. Saved Policy CSV5 of Haringey's UDP requires the preservation or enhancement of the character and appearance of the Conservation Area. 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 Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality, and draft Policy DM12 'Housing Design and Quality' states that all residential extensions are required to be of a high, site specific, and sensitive design quality, and/or complement the form, setting, period, architectural characteristics and detailing of original buildings.

6.3 The single storey extension will extend across the width of the rear of the building. It will be of a regular size/appearance (3m height/depth) and will be situated within a good sized garden that can comfortably accommodate this depth of extension without there being an unacceptable infringement of the open character of the rear of the terrace. Furthermore, the extension has been reduced in depth from the original 3.5m that was the subject of the previous refusal (HGY/2015/3534). Subject to a condition being attached to ensure that the materials used in the extension match those on the existing building, the proposal is considered to be of an acceptable appearance that is in keeping with the host building, terrace and conservation area.

Impact on the amenity of adjoining occupiers

6.4 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, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy DM1 'Delivering High Quality Design' requires developments to ensure a high standard of privacy and amenity for its users and neighbours. Draft DM12 'Housing Design and Quality' also requires residential extensions to be of a high quality, taking account of the privacy and amenity of neighbouring uses.

6.5 As noted above, the single storey extension is of a regular size (3m depth/height). It is also noted that the extension will be situated along the boundary with 17 Bedwell Road. However, the reduction in depth of the extension (to 3m from 3.5m) since the previously refused application (HGY/2015/3534) is sufficient to ensure that the proposed extension will have a negligible impact on the amenity of neighbouring occupiers. Furthermore, it will maintain the same outlook as that which currently exists and therefore will not be detrimental to the privacy of neighbouring occupiers.

6.6 For these reasons, the proposal is considered acceptable in terms of the impact on amenity.

Conclusion

6.7 Overall the siting and design of the extension is considered to be acceptable with regard to amenity and privacy, and is in keeping with the host building and conservation area.

6.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

Registered No. HGY/2016/1093

Applicant's drawing No.(s) B1-01; B1-02; B1-03; B1-04 B1-05; Site Location Plan.

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: B1-01; B1-02; B1-03; B1-04 B1-05; Site Location Plan. 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: 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.

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.