LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1103 **Ward:** Alexandra

Date received: 08/04/2016

Drawing number of plans: EX-01 & AP-01 Rev A

Address: 13 Donovan Avenue N10 2JU

Proposal: Erection of single storey rear extension, incorporating roof lights (householder application)

Applicant: Mr & Mrs Yvonne Chakraborty

Ownership: Private

Site Visit Date: 27/04/2016

Officer contact: Laurence Ackrill

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 those specified in the application form

Informatives:

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

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for a single storey rear extension, measuring a maximum of 5.35 metres in depth on the side facing No. 11 Donovan Avenue and a depth of 3.5 metres on the side facing No. 15 Donovan Avenue. The extension would have an eaves height of 3 metres with a dual pitched roof, set away 1 metre from the boundary with No. 11 Donovan Avenue and adjoin the common boundary with No. 15 Donovan Avenue.

Site and Surroundings

3.2 The application site relates to a semi-detached property, located on the north western side of Donovan Avenue. The host property is not listed. However, the site is located within the Muswell Hill Conservation Area. Neither of the neighbouring properties have been extended to the rear at ground floor level. However, the houses along this stretch of Donovan Avenue benefit from long and widely spaced rear gardens.

Relevant Planning and Enforcement history

- None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Conservation Officer:
- Muswell Hill & Fortis Green residents association
- Muswell Hill / Fortis Green / Rookfield CAAC

No responses were received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of site notice displayed in the vicinity of the site and 7 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: 1
Objecting: 1
Supporting: 0

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

5.4 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:

- Loss of daylight
- Loss of amenity
- Overbearing impact and perceived sense of enclosure
- Negative impact on the Conservation Area

6 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 conservation area; and
2. The impact on the amenity of adjoining occupiers.

6.1 Design and character and appearance of the conservation area

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.

London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Emerging policy DM9 of the Development Management, Development Plan Document (2015) continues this approach.

Saved UDP (2006) Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology'.

The Muswell Hill Conservation Area Character Appraisal notes that there is a variety in the style and detailing of the properties along Donovan Avenue. Despite the difference in the house types, however, there is consistency in the use of red brick, the pitched slate roofs with upstands and chimney stacks between the properties and the pattern of two storey projections, gables or bays along the front elevations. The generally continuous front boundary of low garden walls is a unifying element in the street.

Nos. 3 to 13 (odd) are three pairs of two storey red brick semi-detached houses with large full height canted bays with pyramidal roofs over them and contrasting heads to the windows. Nos. 1 & 3 and 11 & 13 all have unusually designed projecting arched timber porches. The host property is included as being a positively contributing building within the Muswell Hill Conservation Area.

The Council's SPG 1a Design Guidance states that the depth of rear extensions, 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.

It is noted that the proposed extension would project beyond the 4 metres generally considered acceptable. However, the host dwelling is a relatively large property and benefits from a long rear garden. As such, the proposed extension would be easily accommodated within the plot, without dominating the rear elevation and remaining subordinate in appearance to the host dwelling. Consequently, it is considered that the proposal would not appear disproportionate in the context of the host dwelling.

In respect to the impact the proposal would have on the character and appearance of the conservation area, given there are rear extensions present along this stretch of Donovan Avenue and as the works are confined to the rear of the property and single storey in nature, it is considered that the proposal would preserve the character and appearance of the Conservation Area.

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.

It is noted that the extension on the side facing No. 11 Donovan Avenue extends 5.35 metres beyond the rear of No. 11. However, the set back of 1 metre from the boundary and with the height of the closest part of the extension to each boundary being 3 metres, the visual impact when viewed from the rear ground floor windows and rear amenity area of No. 11 Donovan Avenue is significantly reduced.

The proposed extension would project 4.5 metres beyond the rear of No. 15 Donovan Avenue, taking into consideration the set back of 1 metre of the rear of No. 15. Although this would result in an extension 0.5 metres, given that No. 15 is set away from the common boundary with the host property by approximately 0.8 metres, it is not considered that the proposed extension would result in a perceived sense of enclosure when viewed from that neighbouring property.

In addition, the properties along this stretch of Donovan Avenue generally benefit from wide and deep rear gardens. As such, it is not considered that the rear outlook from either neighbouring property would be harmed to an unacceptable degree and reasonable living conditions for the occupants of these units would be retained.

Furthermore, given that the rear of the properties along this stretch of Donovan Avenue are north-west facing, it is not considered that the proposed extension would result in significant levels of overshadowing or result in loss of light to any neighbouring occupiers.

6.3 Conclusions

- The proposed extension is considered to be in keeping with the architectural integrity of the host property and would preserve the character appearance of the conservation area and would not impact unacceptably upon the residential and visual 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 subject to conditions

Registered No. HGY/2016/1103

Applicant's drawing No.(s) EX-01 & AP-01 Rev A

Subject to the following conditions

1. The approved plans comprise drawing nos EX-01 & AP-01 Rev A. 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.

2. 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.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those specified in the application form.

   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.

1. The approved plans comprise drawing nos EX-01 & AP-01 Rev A. 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.

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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.