LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1444 **Ward:** White Hart Lane

Date received: 03/05/2016

Drawing number of plans: 200160901-PL01A [third set of revised plans]; Site Location Plan.

Address: 318A White Hart Lane N17 8LA

Proposal: Erection of two storey side extension with minor internal alterations

Applicant: Mr Metin Hasan

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 existing

Informatives:

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

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of two storey side extension

Site and Surroundings

An end of terrace, two storey dwellinghouse located on the northern side of White Hart Lane. The area is characterised by two storey residential properties situated within short terraced rows. The property is not listed or within a conservation area.

Relevant Planning and Enforcement history

- HGY/2015/2800 PN NOT REQ 02-11-15 Erection of single storey extension which extends beyond the rear wall of the original wall by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

- HGY/2016/0859 REF 19-04-16 Erection of two storey side extension with minor internal alterations.

4. CONSULTATION RESPONSE

- No responses received.

5. LOCAL REPRESENTATIONS

- No responses received

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 host building, terraced row and street scene.
2. The impact on the amenity of adjoining occupiers.

6.1 Design and appearance

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. 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.

The previous application (HGY/2016/0859) was refused on the grounds of the design of the proposed two storey side extension. Notably, this refusal related the decision to incorporate a flat roof. This proposal includes a hipped roof, with the first floor of the extension being set back from the main elevation of the existing building and an associated lowering of the ridge line of the roof. This enables it to maintain a visual subservience to the main building.

It is noted that there is a historic two storey side extension at 310 White Hart Lane (at the opposing end of the terrace). This extension provides a pitched roof on the front elevation of the building which aligns with that along the terrace. The extension and hipped roof proposed here will therefore provide some mirroring in the design of the end of the terrace. An extension of this kind would normally be resisted, particularly when infilling areas between the smaller terraced runs that exist along this street. However, given the

subservient form (which has resulted from revisions to the scale of the extension and the 'straightening' of the flank elevation so that the rear and front width of the extension matches) and acceptable design, the existence of an historic addition at the opposing end of the terrace, and that the proposal here is on the end of a terrace that is adjacent to open space (rather than infilling an area between two terraces), the application is considered acceptable on design grounds.

6.2 Impact on the amenity of adjoining occupiers

The London Plan 2011 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 policy DM1 of Haringey's Development Management DPD, 'Delivering High Quality Design', continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours, as does DM12, 'Housing Design and Quality', which seeks to ensure residential extensions take account of the privacy and amenity of neighbouring uses.

The proposed two storey side extension is located at the end of the terrace. Given that it will be within the depth of the existing building and situated adjacent to the open space on the eastern corner of the junction of White Hart Lane and Weir Hall Road, the extension will not impact on the amenity of neighbouring occupiers. Furthermore, the fenestration on the rear and front elevations of the building maintain the same outlook as that which currently exists (there are no windows proposed on the flank elevation). Thus, the extension will not have any impact in privacy.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out in the assessment of material considerations above. The details of the decision are set out in the SUMMARY OF 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/2016/1444

Applicant's drawing No.(s) 200160901-PL01A [third set of revised plans]; 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: 200160901-PL01A [third set of revised plans]; 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.