LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2090 **Ward:** West Green

Date received: 04/07/2016

Drawing number of plans: 205/1, 205/2 and OS map

Address: 200 Langham Road N15 3NB

Proposal: Erection of a single storey side infill extension

Applicant: Ms Victoria Salmon

Ownership: Private

Site Visit Date: 19/07/2016

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 single storey side infill extension

Site and surroundings

3.2 The subject site is a two storey mid-terrace dwellinghouse which currently benefits from a two storey rear extension (built late 60s-70s) to the original outrigger and a small single storey infill extension. The original property layout includes a joint entrance with the attached dwellinghouse but is not considered a flat.

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/2016/2091 PERM DEV Certificate of Lawfulness for a rear roof dormer extension and insertion of one roof light to the front roofslope

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 7 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. 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 adjoining property to the west, No. 202A Langham Rd, currently benefits from a single storey side infill extension and single storey rear extension from the outrigger rear wall. The height of this property is raised in comparison to the subject site and the heights of these extensions appear higher on the boundaries than normally acceptable. As a consequence the proposed height at eaves of the subject development (2.7m to eaves and 3.4m maximum height with mono-pitch roof) is acceptable and not considered likely to result in any un-neighbourly loss of residential amenity for the occupants of No. 202A.

5.5 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

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

5.7 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/2016/2090

Applicant's drawing No.(s) 205/1, 205/2 and OS map

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 205/1, 205/2 and OS map. 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: 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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an

application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.