LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1922 **Ward:** Alexandra

Date received: 13/06/2016

Drawing number of plans: PL 003, PL 004, PL 005, PL 006, PL 007, PL 008, PL 009, PL 010, PL 011 & PL 012

Address: 211 Albert Road N22 7AQ

Proposal: Construction of a single storey rear extension with large glazed folding doors and skylight

Applicant: Mr Leonard McNee

Ownership: Private

Officer contact: Sarah Madondo

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to condition

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) Hours of construction
2) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the construction of a single storey rear extension with large glazed folding doors and skylight to provide bigger dining / kitchen area

Site and Surroundings

3.2 The application site is located on Albert Road, which adjoins Alexandra Park Road. The application site does not lie within any Conservation Area. The site forms part of a row of terraced properties. The property is the ground floor flat of a purpose built maisonette, both adjoining buildings are of similar typology.

Relevant Planning and Enforcement history

HGY/1994/0135 construction of vehicle crossover, GTD

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Ward Councillors
Neighbouring properties

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 9 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:
Objecting: 0
Supporting: 0

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. The impact on the amenity of adjoining occupiers;

Design and appearance

6.1 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.

6.2 The proposal is for the construction of a single storey rear extension with large glazed folding doors and skylight to provide bigger dining / kitchen area. The proposed extension would be 6.6 metres deep, 4.1 metres wide and 3 metres in height. Materials proposed are in keeping with the existing materials, using matching bricks, timber folding doors, white double glazed door and timber fascia detail for the new flat roof eaves. The proposal also includes a small courtyard to allow light on the boundary. Overall the proposal is considered to be acceptable in design terms and would be subordinate to the host building.

Impact on the amenity of adjoining occupiers

6.3 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.

6.4 Given the gap between No. 211 & 209 and the proposed courtyard, it is considered that the proposed extension would not have a significant adverse impact on the residential amenity in terms of loss of daylight, or sunlight, privacy or overlooking.

Conclusions

6.5 The proposed development is considered to be acceptable in terms of its depth and height and respectful of the character and appearance of the existing property and terrace. The proposal will not adversely impact the residential and visual amenities of neighbouring occupiers.

6.6 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

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

Registered No. HGY/2016/1922

Applicant's drawing No.(s) PL 003, PL 004, PL 005, PL 006, PL 007, PL 008, PL 009, PL 010, PL 011 & PL 012

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 003, PL 004, PL 005, PL 006, PL 007, PL 008, PL 009, PL 010, PL 011 & PL 012). 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: 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.