LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1869 **Ward:** Seven Sisters

Date received: 09/06/2016

Last amended date: 09/08/2016

Drawing number of plans: 545-EX-01, 545-EX-03, 545-EX-04, 545-PR-01 B, 545-PR-02 F, 545-PR-03 F & 545-PR-04 F, 545-PR-05 F

Address: First Floor Flat A 30 Ferndale Road N15 6UE

Proposal: Erection of loft extension with Juliet balcony and removal of chimney

Applicant: Ms Elvan Binici

Ownership: Private

Officer contact: Duncan McKane

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the erection of a loft extension (rear dormer) with a Juliet balcony and the removal of a chimney

Site and Surroundings

3.2 The application site is a 2 storey mid terrace property on the southern side of Ferndale Road that has been converted into 2 self contained flats. The site is not within a designated conservation area.

Relevant Planning and Enforcement history

- No relevant planning history.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- None consulted

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: 0
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;

6.1 Design and appearance

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.

Draft DM Policy DM12 concerning residential extensions (E) states that *"Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings..."*. Paragraph 3.16 advises that *"extensions to the roof, such as dormer windows, should be restricted to the rear and their size, location and design should be such that they appear subordinate on the roof"*.

Also relevant is guidance contained within Haringey SPG1a 'Design Guidance' (2006) which advises that roof extensions such as dormers should be subordinate to the main roof, being small enough to preserve the dominance of its pitch and silhouette and appear in keeping with the character, size and scale of the building as a whole. Dormers should be set well within the roof slope away from the eaves, ridge line and boundaries.

The original proposal involved the erection of an L-shaped dormer to the rear slope of the principle roof of the building to facilitate an enlarged loft conversion. The reason given for this design was the unusual design of the original roof involving a steep pitched hip and valley roof between the principle building and the rear projection.

This design was considered to have an awkward shape that did not sit comfortably on the roof. The applicant was approached to amend plans and a more conventional dormer extension design was put forward. This also meant that the Juliet balcony initially proposed has been removed, with a single square upvc window to be installed in its place.

The proposed roof extension, as amended (545-PR-02 F, 545-PR-03 F & 545-PR-04 F, 545-PR-05 F), will be 3.66m wide, 2.64m deep and project from the roof slope by 2.08m. The scale of the extension is in keeping with that of the host building and thus ensures that the addition appears adequately subordinate.

The dormer is suitably set in on the roofslope (down 0.25m from the ridge, up 1.48m from the eaves and 0.4m from the parapet shared with the adjoining property - no.32). The dormer will be finished in materials to match existing.

In light of the above, the (amended) rear dormer extension is considered to be acceptable in terms of its design and appearance.

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.

The proposed dormer extension is of a minimal size and is set well within the rear slope of the principle roof of the property. It is not considered that any additional overshadowing will result that might otherwise adversely affect the residential amenity of adjoining occupiers.

The one window proposed for the extension will be rear facing and does not give rise to any increased opportunities for privacy overlooking.

6.3 Conclusions

The proposed roof extension, as amended, will be of a small size to ensure subordination to the host property and has been located well within the roof slope. It is therefore considered to be acceptable in terms of its design and appearance and any likely amenity impact affecting adjoining occupiers. Permission is granted in line with London Plan (2016) Policies 7.4 and 7.6, Local Plan (2013) Policy SP11, UDP (2006) Saved Policy UD3, Draft DM Policy (2015) DM1 and DM12.

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/2016/1869

Applicant's drawing No.(s) 545-EX-01, 545-EX-03, 545-EX-04, 545-PR-01 B, 545-PR-02 F, 545-PR-03 F & 545-PR-04 F, 545-PR-05 F

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 545-EX-01, 545-EX-03, 545-EX-04, 545-PR-01 B, 545-PR-02 F, 545-PR-03 F & 545-PR-04 F, 545-PR-05 F. 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.