LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1974 **Ward:** Stroud Green

Date received: 15/06/2016

Drawing number of plans: Design and Access Statement dated June 2016; WP_00; WP_001; WP_011

Address: Flat A 110 Weston Park N8 9PN

Proposal: Erection of single storey side return and rear extension to ground floor

Applicant: Mr & Mrs Richard & Elisabetta Crowther & d'Aloia

Ownership: Private

Site Visit Date: 03/08/2016

Officer contact: Tobias Finlayson

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

Informative:
1) Party Wall Act
2) Hours of construction

3. DEVELOPMENT AND LOCATION DETAILS

3.1 Development

This is a planning application for the erection of single storey side return and rear extension to ground floor.

3.2 Site and surroundings

The application relates to a two storey middle of terrace property divided into 2 flats and located on the northern side of Weston Park. The application site is neither listed nor within a conservation area. The surrounding area is predominantly residential.

3.3 Relevant planning history

2004: Planning permission (ref: HGY/2004/0851) granted for replacement of existing casement window with smaller opening casement window to rear side elevation.

1981: Planning permission (ref: OLD/1981/1711) granted for conversion into two self-contained flats.

4. LOCAL REPRESENTATIONS

The application has been publicised by way 5 letters to neighbouring owner/occupiers and no responses were received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the development are:

1. The impact on the character and appearance of the building and the surrounding area; and
2. The impact on the amenity of adjoining occupiers

5.1 Character and appearance of the building and surrounding area

NPPF chapter 7 'Requiring good design', London Plan policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan policy SP11, saved UDP policy UD3 and policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016 reinforce this approach.

Single storey rear/side infill extensions are relatively common forms of residential addition. The materials used are considered acceptable. Furthermore, the development retains sufficient rear garden space and is of a size so as to remain subservient to the host building.

Given the above, the proposed development will not harm the character and appearance of the building or surrounding area and is in accordance with the above policies.

5.2 Impact on the amenity of adjoining occupiers

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP policy UD3, London Plan policy 7.6 and policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016.

With regard to the adjoining property to the east (#112), the majority of the proposed extension will be screened by the existing 'outrigger' projection. Furthermore, the element of the proposed extension that extends past the rear building line of both outriggers will not be of such a depth (2.5m) as to result in an unduly harmful increase in sense of enclosure or dominance or loss of daylight or outlook for the occupants of that adjoining property.

With regard to the adjoining property to the west (#108), the height of the proposed extension on the boundary over that which could be built as of right (2 meters) is relatively modest (0.25m) and not of such a height in this context as to result in an unduly harmful

increased sense of dominance, enclosure or tunneling for the occupants of that adjoining property.

Given the above, the proposed development will not unduly harm the residential amenities currently enjoyed by the occupants of neighbouring residential properties and is in accordance with the above policies.

5.3 Conclusions

The development is acceptable as it will not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and will not harm the character and appearance of the building or surrounding area.

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

The increase in internal floor area does not exceed 100sqm and therefore the development is not liable for either the mayoral or local CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/1974

Applicant's drawing No.(s) Design and Access Statement dated June 2016; WP_00; WP_001; WP_011

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 numbers:

Design and Access Statement dated June 2016; WP_00; WP_001; WP_011

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.