LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 29/07/2016

Reference No: HGY/2016/1950

Ward: West Green

Date received: 22/06/2016

Drawing number of plans: 16-132-PA-01

Address: 3 Rusper Road N22 6QY

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Applicant: Mr Zhong Chen

Ownership: PRIVATE

PLANNING DESIGNATIONS

Retrieved from GIS on 22/06/2016
Retrieved from GIS on 22/06/2016 ALMO
ALMO
Road Network: B Road

Officer contact: Anthony Traub

RECOMMENDATION

GRANT PRIOR APPROVAL

REASON: The determination of this application for prior approval is carried out under the Town and Country Planning (General Permitted Development) (England) Order 2015. As an objection was raised the proposal was assessed as to its effects on surrounding neighbours. As the proposal is not considered to harm neighbouring amenity, prior approval of the Local Planning Authority is required but granted.

CONSULTATION

The following neighbours were consulted:

- 89, 91, 93, 95, and 97 Boundary Road; and
- 3a Rusper Road.

RESPONSES

Prior Approval is required following objection from the following adjoining premise:

- 95 Boundary Road.

RELEVANT PLANNING LEGISLATION

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 sets out the requirements for permitted development in respect of the enlargement, improvement or other alteration of a dwelling house.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Any proposal which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 must not be in a Conservation Area and must comply with the conditions set out in A.4.

Before beginning the development the developer shall provide the following information to the local planning authority:

Requirement	Comment	Complies
a written description of the proposed development including— (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) the height of the eaves of the enlarged part of the dwellinghouse;	 6m 4m 3m	Yes
(b) a plan indicating the site and showing the proposed development		Yes
(c) the addresses of any adjoining premises;		Yes
(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.		Yes

If an objection is received within 21 days, the Local Planning Authority must make a judgement as to whether there will be an impact on amenity from the proposed extension. If the LPA considers that there will be an impact, then they have to send a notice to the owner stating that prior approval is required and that it is refused. This has to be done within 42 days (6 weeks) of receipt of the application. If it is not sent to the applicant within 42 days, then it is deemed that the proposal is acceptable.

In this instance, following the procedures set out in conditions 1- 4, as an objection from a neighbour has been received the proposal has been assessed accordingly.

The proposal would extend directly to the rear of the existing building. The site is somewhat unique in that the rear garden runs perpendicular to other rear gardens. Therefore, the proposed rear extension would be adjacent to the very end of several rear gardens. Given this siting so far from any habitable rooms, and that eaves would be 3m, it is not considered that the proposal would harm the amenities of neighbours with regards to loss of outlook, increased sense of enclosure or overshadowing.

This distance from other structures, and that the proposal is single storey, ensures the proposal appears subservient to the existing building and does not harm the built form and pattern of development in the immediate townscape.

The proposed development would comply with Part 1, Class A, A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore prior approval can be granted.

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.

RECOMMENDATION

GRANTED PRIOR APPROVAL

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Drawing number of plans: 16-132-PA-01

For the following reason(s)

REASON: The determination of this application for prior approval is carried out under the Town and Country Planning (General Permitted Development) (England) Order 2015. As an objection was raised the proposal was assessed as to its effects on surrounding neighbours. As the proposal is not considered to harm neighbouring amenity, prior approval of the Local Planning Authority is required but granted.