LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2000 **Ward:** Hornsey

Date received: 20/06/2016

Drawing number of plans: 010 001 P1, 100 001 P1, 100 101 P1, 100 102 P1, 200 011 P2, 200 111 P2 & 200 112 P0

Address: 37 Rokesly Avenue N8 8NS

Proposal: Erection of single storey rear extension (householder application)

Applicant: Eleanor Hellier

Ownership: Private

Officer contact: Laurence Ackrill

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans
3) Materials to match existing
4) Extension roof not to be used as balcony

Informatives:

1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for a single storey rear extension

Site and Surroundings

3.2 The application site comprises a two-storey, semi-detached property located on the northern side of Rokesly Avenue. The host property is not listed and the site is not located within a conservation area

Relevant Planning and Enforcement history

- HGY/2015/0760 - GTD - 11-05-15 - 37 Rokesly Avenue London - Erection of single storey rear extension

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- No consultees

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 5 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

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

6 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; and
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.

It is noted that a previously approved application for a single storey rear extension was approved at the site under reference HGY/2015/0760, dated 11/05/2015. The changes from that approved scheme include the reduction in depth of part of the extension on the side facing No. 39 Rokesly Avenue, so that the depth of the extension is staggered. The extension would still have a maximum depth of 4 metres and a height of 3.5 metres.

It is noted as part of the assessment of the previously approved application at the site that as the surrounding area is characterised by terraced dwellings, many with proportionate ground floor rear extensions and additions. The proposed extension would be sensitively designed and would be of an appropriate scale and form. Matching materials can be secured by condition.

Given that the extension has been reduced in scale by way of its depth being staggered. It is not considered that the proposed extension would appear out of scale with the host property, more so than what has been approved at the site.

As such, it is considered that the proposed extension would be acceptable in design terms, and would have an acceptable impact on the character and appearance of the host property and the surrounding area.

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.

It is noted that as part of the previously approved scheme at the site, it was considered that, although the extension would be 0.5m higher than normally considered acceptable, that the addition on the shared boundary with the neighbouring semi immediately west would also be 3.5 metres high, that the proposal is not considered to cause any material reduction in light or outlook over and above the existing situation.

The height of the extension on this side has not changed and the depth on this boundary would remain the same as previously approved. Given that the extension has been reduced in scale, by way of being staggered in depth rather than being full width, it is not considered that the proposed scheme raises any concerns over and above what has previously been assessed as part of the previously approved application.

As such, it is considered that the proposed extension would have an acceptable impact on the amenity of neighbouring occupiers.

6.3 Conclusions

- The proposed single storey rear extension would have an acceptable impact on the character and appearance of the host property and the surrounding area and would have an acceptable impact on the amenity of neighbouring occupiers.

- 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/2016/2000

Applicant's drawing No.(s) 010 001 P1, 100 001 P1, 100 101 P1, 100 102 P1, 200 011 P2, 200 111 P2 & 200 112 P0

Subject to the following condition(s)

1. The approved plans comprise drawing nos 010 001 P1, 100 001 P1, 100 101 P1, 100 102 P1, 200 011 P2, 200 111 P2 & 200 112 P0. 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.

2. 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.

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 2016, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with 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.