LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 09/09/2014

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2155 **Ward:** Northumberland Park

Date received: 28/06/2016

Last amended date: 27/08/2016

Drawing number of plans: 1066/TP/01/A, Supporting Statement from Robert Savage Associates dated 26th August 2016.

Address: 60 Coniston Road N17 0EX

Proposal: Construction of an outbuilding in the rear garden

Applicant: Mr J Stuart

Ownership: Private

Site Visit Date: 17/08/2016

Officer contact: Roland Sheldon

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) Outbuilding to be used for purposes incidental to the enjoyment of the dwellinghouse.

Informatives:

1) Hours of construction
2) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 Following revisions, the proposal is for erection of an outbuilding within the rear section of the back garden of the dwellinghouse. The outbuilding would have a depth of 4.8 metres and a width of 4.9 metres, with an overall footprint of 23.5 m2. It would be positioned so that is set-off the rear boundary of the site visit shared with no. 34 Brantwood Road. It is set on the boundary shared with no. 62 Coniston

Road, which borders a large existing outbuilding within the rear garden of this property. The outbuilding is set-off the boundary shared with no. 58 Coniston Road by 0.565 metres.

3.2 It would have a height of 2.4 metres to eaves level and 3 metres to the ridge The roof would carry a dual-pitch design on the side and rear boundaries with a crown roof and front gable facing the rear elevation of the host dwelling. The outbuilding would be timber clad and would carry a green mineral surface felt finish on the roof. A rooflight would be positioned in the centre of the roof.

Site and Surroundings

3.3 The subject site contains a mid-terrace 2-storey dwellinghouse located on the northern side of Coniston Road. The surrounding uses are predominantly residential. The site does not contain a listed building and is not located within a Conservation Area.

Relevant Planning and Enforcement history

OLD/1988/0267: Erection of a single storey rear extension – granted.

4. CONSULTATION RESPONSE

4.1 There were no statutory internal or external consultees as part of this proposal.

5. LOCAL REPRESENTATIONS

5.1 The application was originally publicised by way of 5 letters. The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 1
Objecting: 1
Supporting: 0

5.2 The following Councillor made representations:

Cllr Bevan

5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Loss of amenity space
- Potential adverse impact upon amenities of neighbouring occupants
- Noise from use of the outbuilding for business purposes. No hours of use are proposed.

5.4 Response to objectors' concerns:

- The Council seek to ensure that proposals to extend or alter a householder's property do not result in an overdevelopment and consequent unacceptable proportion of amenity space being lost as part of the proposal. In this instance, approximately 65m2 of amenity space would be retained following the erection

of the 23.5m2 outbuilding. As such, it is not considered that the amount of amenity space lost is unacceptable to an extent that would warrant refusal of the proposal.

- An assessment of the impact upon neighbouring amenity shall be addressed within the material planning considerations section of the report.

- A supporting statement was received alongside the revised plans which set out that the owner of the dwelling is an artist and wishes to use the outbuilding as an artist's studio, which would also involve canvas mounting and frame making. During the case officer site visit, it was observed that the front room of the house is currently used to store a large number of the owner's oil paintings which are proposed to be transferred to the outbuilding. It is not considered that the proposed use would give rise to unacceptable noise disturbance for neighbouring properties, nor materially alter the use of the site as a single family dwellinghouse.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. The design and character merits of the proposal
3. The impact on the amenity of adjoining occupiers;

Principle of the development

6.2 The Local Planning Authority are supportive of the principle of homeowner's proposals to alter or extend their home, subject to assessment against relevant policy and other material considerations with regards to the design and character implications of the proposal, the impact upon neighbouring amenities and highway/transportation considerations. As such, the principle of the proposal to erect an outbuilding is acceptable, subject to further consideration against these considerations.

Design and appearance

6.3 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.

6.4 The revised design and reduction in footprint of the proposed outbuilding is considered to ensure that it is of a scale in keeping with its rear garden setting, and design that respects the character and appearance of the locality.

Impact on the amenity of adjoining occupiers

6.5 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 (2016) 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.

6.6 As revised, the proposed outbuilding has been set-in from the rear boundary shared with no. 34 Brantwood Road by 0.565 metres and by the same amount from no. 58 Coniston Road. The footprint has been reduced from 30m2 to 23.5m2 and the height has also been reduced. It is considered that the reduction of footprint, increased set-in from the boundaries and the reduction in height of the outbuilding shall ensure that its scale, height and positioning would not result in an unacceptable visually overbearing impact or loss of light to be incurred on neighbouring occupants.

6.7 The outbuilding is proposed to be used by the owner as an artist's studio. It is not considered that this proposed use would materially alter the primary function of the site as a single family dwellinghouse or create conditions that would prejudice the amenities currently enjoyed by neighbouring occupants.

6.8 A standard condition requiring the outbuilding to be used for purposes incidental to the enjoyment of the dwellinghouse can be applied.

Conclusions

6.9 The revised outbuilding is considered to be acceptable in design terms and would not result in an unacceptable impact upon the amenities of neighbouring occupants.

6.10 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 Liability

7.1 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/2016/2155

Applicant's drawing No.(s) 1066/TP/01/A, Supporting Statement from Robert Savage Associates dated 26th August 2016.

Subject to the following conditions:

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. 1066/TP/01/A, Supporting Statement from Robert Savage Associates dated 26th August 2016. 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 outbuilding hereby approved shall be used solely for purposes incidental to the enjoyment of the dwellinghouse and for no other purpose.

   Reasons: In the interests of planning and to safeguard the amenities of neighbouring residents.

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.