LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2660 **Ward:** West Green

Date received: 09/08/2016

Drawing number of plans: OS, LNG 100, LNG 101A, LNG 150, LNG 151A, LNG 400, LNG 401, LNG 410, and LNG 411

Address: Left Flat 173 Langham Road N15 3LP

Proposal: Erection of a single storey side and rear wrap around extension following demolition of existing rear and side single storey extensions. Demolition of existing outbuildings. (amended description)

Applicant: Mr James Palmer

Ownership: Private

Site Visit Date: 30/06/2016

Officer contact: Wendy Robinson

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for a single storey part side and part rear wrap around extension with a pitched roof.

Site and surroundings

3.2 The subject site is a two storey mid-terrace dwellinghouse which has previously been extended ad hoc unlawfully. There are currently two outbuildings which are also to be demolished.

3.3 The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

3.4 HGY/2016/1717 PERM REQ 07/06/16 Erection of single storey extension which extends beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3.8m and for which the height of the eaves would be 3m

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 22 letters. One representation was received from a neighbour in response to notification and publicity of the application.

4.2 The following issues raised are not material planning considerations:

- Previous extensions were unlawful and not investigated upon request at that time (Officer Comment: These are now being removed)
- Parking pressure from many occupants having multiple cars (Officer Comment: parking and highway safety is not an aspect of assessment for this application as it is only for a rear extension and there is not considered to be any change in parking pressure)
- Party Wall Act and construction concerns (Officer Comment: Civil Matter)

5. 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;
2. The impact on the amenity of adjoining occupiers;

Character and appearance of the area

5.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version), London Plan Policies 7.4, 7.6 and 7.8, Local Plan Policy SP11, states that extensions or alterations to buildings should be subordinate in scale to the original building, should respect its architectural character and should not dominate existing features important to the building.

5.2 The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected in accordance with the above policies.

Impact on the amenity of adjoining occupiers

5.3 The London Plan 2015 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 and emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version) 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.

5.4 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There

will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms in accordance with the above policies.

Conclusions

5.5 The proposal would not have an adverse impact on the visual amenity of the area or the amenity of neighbouring properties.

5.6 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

6.1 The increase in internal floor area would not exceed 100m^2 and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/2660

Applicant's drawing No.(s) OS, LNG 100, LNG 101A, LNG 150, LNG 151A, LNG 400, LNG 401, LNG 410, and LNG 411

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 OS, LNG 100, LNG 101A, LNG 150, LNG 151A, LNG 400, LNG 401, LNG 410, and LNG 411. 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: 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.

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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

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.