LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2020/0905 Ward: Bruce Grove

Date received: 16/03/2020 Officer contact: Gareth Prosser

Last amended date: N/A

Drawing number of plans: 2020-03-5746/1, 2020-03-5746/2.

Address: 5 Eve Road N17 6YD

Proposal: Demolition of existing side infill extension and construction of replacement side infill extension.

Applicant: Mr & Mrs Teixeira

2. REPRESENTATIONS

2.1 One representation was received in response to notification and publicity of the application.

2.2 The following issues were raised by neighbours, local groups and Councillors:

- No objections from neighbouring property at No 1 Belton Road.

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a two storey, terraced property with pitched roof and two storey, rear projection. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

3.2 The planning history of the site has been taken into account when coming to this decision.

3.3 The proposal replaces a small, infill, conservatory-style extension with a more solid structure of the same depth and a marginal increase in height of 0.1m. The proposal is simple and contemporary and 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.

3.4 The proposed replacement extension would increase the height on the boundary to 2.5m from 2.4m and remove the existing glaxing on the side elevation (replacing with rooflights). This is considered to reduce the sense of overlooking to the adjoining property at No7 without significantly increasing the massing and scale of extension. As such, 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.

3.5 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

3.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to 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 (2020-03-5746/1, 2020-03-5746/2. ). 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 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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.