

Officer's Report

Application Number	HGY/2022/2645
Type	Prior approval Part 1 Class A.1(ea): Larger home extension
Location	24, Crescent Rise, London, N22 7AW
Proposal	Erection of single storey extension which extends beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.75m and for which the height of the eaves would be 2.25m
Case Officer	Sabelle Adjagboni
Valid Date	10/10/2022
Applicant	Mr Mat Wandless
Agent	Mr Robert Hillier

RECOMMENDATION

Permitted Development

RECOMMENDATION

GRANTED PRIOR APPROVAL

CONSULTATION

As required under the Town and Country Planning (General Permitted Development) Order (2015), Schedule 2, Part 1, Section A.4(5), all adjoining neighbours must be notified of the application for Prior Approval. The following adjoining properties were consulted:

No. 20 Crescent Rise, No. 22 Crescent Rise, and No. 25 Crescent Rise.

RESPONSES

One objection and two supporting comments have been received in response to the application.

RELEVANT PLANNING LEGISLATION

The Town and Country Planning (General Permitted Development) (England) Order 2015 came into force on 15th April 2015 (SI no. 596), consolidating earlier legislation. Schedule 2, part 1 (Class A) of the Order allows householders to be able to build larger single-storey rear extensions under permitted development.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The key issue here is whether the development is permitted development (in accordance with Class A, Part 1 of schedule 2, of The Town and Country Planning (General Permitted Development) (England) Order 2015 and if so whether the Prior Approval of the Local Planning Authority will be required as to the impact of the proposed extension on residential amenity.

Prior Notification Submission Requirements

Whether the following information has been provided to the Local Planning Authority:

Requirements

A written description of the proposed development

Yes

How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse

Yes

The maximum height of the enlarged part of the dwellinghouse

Yes

The height of the eaves of the enlarged part of the dwellinghouse

Yes

A plan indicating the site and showing the proposed development

Yes

The addresses of any adjoining premises (including those to the rear)

Yes

The developer's contact address

Yes

The developer's email address if the developer is content to receive communications electronically.

Yes

Whether permitted development

If any of the following statements apply, then the proposal is not permitted development. In this case, none of the following apply.

Criteria of A.1

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use):
- b) The works result in more than 50% of the curtilage being covered by buildings:

- c) The height of the extension is higher than the highest part of the roof of the existing dwellinghouse:
- (d) The height of the eaves of the extension is higher than the height of the eaves of the existing dwellinghouse:
- (e) The extension would extend beyond a wall which
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse:
- (f) Not applicable
- (g) the extension is on article 2(3) land (conservation area) or SSSI, or
- (g) (i) the extension is single-storey and extends beyond the rear wall of the original dwellinghouse by more than 8 metres in case of a detached dwelling house, or 6m in case of any other dwelling house:

The extension is 3.5m deep

- (g) (ii) the extension exceeds 4 metres in height:

The height dimensions are as follows: Ridge height: 3.73m, Eave's height: 2.25m

- (h) the enlarged part of the dwellinghouse is two storey (prior approval is only applicable to single-storey rear extensions)
- (i) the height of the eaves of the extension is higher than 3 Metres (only applicable for extensions within 2 metres from the boundary of the curtilage of the dwellinghouse)

The eave's height is 2.25m

- (j) the extension is to the side (prior approval is only applicable to single-storey rear extensions)
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out (e) to (j)
- (k) it would consist of or include the construction or provision of a veranda, balcony or raised platform; the installation, alteration or replacement of a microwave antenna; the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse (prior approval is only applicable to single-storey rear extensions).
- Conditions A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

An informative will be included on the decision notice reminding that the materials used must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

- Condition A, 4 paragraph (3) of Class A states that the LPA may refuse an application where in the opinion of the authority – (a) the proposed development does not comply with or (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

Sufficient information has been provided to enable the LPA to determine that the proposal complies with the provision outlined above.

Impact on neighbouring amenity

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, a number of comments have been received both in support and against the proposal. However, whilst the neighbours have raised material concerns about the scale, overshadowing, overlooking, and loss of trees, the Local Planning Authority has assessed the proposal and consider that by virtue of the modest 3.5m depth and 2.25m eave's height of the rear extension, and considering the sloping ground level, it would not have a detrimental effect on the amenity of neighbouring residents. Additionally, the proposed extension fits broadly within the existing local pattern of development as many neighbouring houses have rear extensions of similar size as the proposed.

Futhermore, whilst the council acknowledges that the existing trees on the application site contribute to the visual amenity and provide some screening, the trees are not protected and are on the applicants' land who have the right to remove the trees at any given time.

As such, the proposal complies to the amenity considerations set out in Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.

RECOMMENDATION

GRANTED PRIOR APPROVAL

Reference No: HGY/2022/2645

Drawing number of plans: 0410/22/04, 0410/22/03, 0410/22/02

For the following reason(s):

The determination of this applications for prior approval is carried out under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and although an objection was raised, following assessment, the Local Planning Authority grants prior approval.