

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: HGY/2010/0460

Ward: Highgate

Date received: 11/03/2010

Last amended date:

Drawing number of plans: 2 drawings un numbered

Address: 18 Causton Road N6 5ES

Proposal: Erection of single storey rear extension (Certificate of Lawfulness)

Existing Use: Residential

Proposed Use: Residential

Applicant: Mr Riaz Karim

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 12/03/2010 Conservation Area
Road Network: B Road

Officer contact: Jill Warren

RECOMMENDATION

PERMITTED DEVELOPMENT

SITE AND SURROUNDINGS

The site is located at 18 Causton Road, N6. A residential street with a mixture of two storey detached and semi detached houses and purpose built flatted properties.

The site is a two storey detached house. It is located on a bend of the road at the junction with Chomeley Crescent and Chomeley Park.

It is within Highgate Conservation Area.

PLANNING HISTORY

HGY/2010/0459. Insertion of rear rooflights to facilitate a loft conversion. Decision Pending.

DETAILS OF PROPOSAL

The proposal is for a single storey rear extension with a sloping tiled roof, brick walls and four panel full height glazed door way to the side.

CONSULTATION

N/A

RESPONSES

N/A

RELEVANT PLANNING POLICY

The Town and Country Planning, (General Permitted Development) (Amendment) (No.2) (England) Order 2008. Class A.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) outlines the classes of building that may occur as a Permitted Development within the curtilage of a dwelling house. The proposed rear extension falls within Class A – “The enlargement, improvement or other alteration of a dwelling house”, and assessment against these provisions is provided below.

Rear Extension

A.1 Development is not permitted by Class A if—

(a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The total area of ground covered by buildings within the curtilage of the dwelling house will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). The curtilage is 291sqm, the dwelling house 91sqm.

(b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

No part of the extension will exceed the highest part of the existing roof. This achieves compliance.

(c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The height of the eaves, of the proposed extension, shall not exceed the height of the eaves of the existing dwellinghouse.

(d) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;

The extension does not extend beyond a wall fronting a highway or a wall that forms a principal elevation or a side elevation of the original dwellinghouse.

- (e) the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;

The enlarged part of the dwellinghouse is single storey; it does not extend beyond the rearwall of the original dwellinghouse by more than 3 metres. The enlarged part of the dwellinghouse does not exceed 4 metres in height.

- (f) the enlarged part of the dwellinghouse would have more than one storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

The enlarged part of the dwellinghouse is not more than one storey.

- (g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres. This achieves compliance.

- (h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - (i) exceed 4 metres in height,
 - (ii) have more than one storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse; or

The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse.

- (i) it would consist of or include—
 - (i) the construction or provision of a veranda, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse.

The enlarged part of the dwellinghouse would not consist of the above.

A.2 In the case of a dwellinghouse on article 1(5) land, development is not permitted by Class A if—

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

The original dwellinghouse is within a Conservation Area, however, the enlarged part of the dwellinghouse would not consist of the above (Section A2).

Conditions of Permitted Development (Class A).

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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

RECOMMENDATION

In pursuance of their powers under the above Acts and Order of the London borough of Haringey as local planning authority hereby CERTIFY that the above proposal described by the applicant dated 11th March 2010 constitutes development under Section 55 of the Town and Country Planning Act 1990 but is permitted by virtue of Class A of Schedule 2 of General Permitted Development Order 2008, and is therefore lawful.

Registered No. HGY/2010/0460

Applicant's drawing No.(s) 2 drawings
un numbered