

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: HGY/2012/1663

Ward: White Hart Lane

Date received: 23/08/2012

Last amended date: N/A

Drawing number of plans: XEVA/232RW/101 Issue A & XEVA/232RW/201 Issue A

Address: 232 The Roundway N17 7DA

Proposal: Application for a new permission to replace an extant planning permission (ref HGY/2009/1305) in order to extend the time limit for implementation of proposed erection of single storey rear extension (householder application)

Existing Use: Residential

Proposed Use: Residential

Applicant: Mrs Helena Chowdhury-Matin

Ownership: Private

PLANNING DESIGNATIONS

Road Network: C Road

Officer contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is 232 The Roundway, N17 in the White Hart Lane ward. The property is a two-storey semi-detached dwellinghouse. The site is not within a conservation area.

PLANNING HISTORY:

Planning Application History

Planning HGY/2009/1305 – 232 The Roundway N17 - Erection of single storey rear extension – GTD

Planning Enforcement History

No Planning Enforcement History

DETAILS OF PROPOSAL

Application for a new permission to replace an extant planning permission (ref HGY/2009/1305) in order to extend the time limit for implementation of proposed erection of
single storey rear extension (householder application)

CONSULTATION

Ward Councillors
34 – 46 (e) Awlfield Avenue
230 – 234 The Roundway

RESPONSES

Nil

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan (2006)

UD3	General Principles
UD4	Quality Design

Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance
SPD	Housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed rear extensions must be considered from both an amenity and design perspective. Policy UD4 relates to the overall design and scale of the extension in regard to the site and the surrounding area. Policy UD3 and SPD Housing relate to the impact of a development on the amenity of neighbouring properties and the locality generally. SPG1a states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building. To ensure subordination, full width rear extensions are not normally considered acceptable and they should not extend more than two thirds the width of the rear of the house.

This application is for a new permission to replace an extant planning permission (ref HGY/2009/1305) in order to extend the time limit for implementation of proposed erection of
single storey rear extension (householder application). The extension would project 3.0m from the original rear building line adjacent to the boundary with number 230 (the attached semi) and then step out an additional metre to a total of 4.0m deep on the side closest to number 234 The Roundway. The extension would have flat roof to a height of 3.0m and be a total of 6.10m wide.

The extension being 3.0m in depth and height on the shared boundary with number 230 The Roundway is not considered to result in any significant harm to the amenity of this

neighbour. This size extension would be lawful under permitted development rights. It is only the 4.0m depth section which is outside the remit of permitted development and hence the need for a full planning application. Given that the property is semi-detached and there is a significant separation between 232 and 243 The Roundway and fact that number 234 is already stepped back and has its own 3.80m extension there will be no adverse impact on the amenity of this neighbour.

While the extension is full width, it is not considered to significantly detract from the character of the building or obscure any special architectural features. Overall the proposal is considered to be acceptable and in line with policy UD3, UD4 and SPG1a and SPD Housing.

SUMMARY AND CONCLUSION

The application has been assessed against and found to comply with policy UD3, UD4 and SPG1a and SPD Housing of the Haringey Unitary Development Plan (2006) and the Haringey Supplementary Planning Guidance and Documents. The single storey rear extension will have no adverse impact on the amenity of neighbouring properties and is not considered to be detrimental to the character of the dwelling or the locality. On this basis it is recommended that planning permission be GRANTED subject to conditions.

CIL APPLICABLE

N/A

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2012/1663

Applicant's drawing No's: XEVA/232RW/101 Issue A & XEVA/232RW/201 Issue A

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 development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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.

4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL

The proposed development has been assessed against and found to comply with policy UD3 General Principles, UD4 Quality Design and SPG1a Design Guidance and SPD Housing of the Haringey Unitary Development Plan (2006) and Haringey Supplementary Planning Guidance and Documents.