

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 08/09/2014

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2014/1999

Ward: Highgate

Date received: 15/07/2014

Drawing number of plans: P01 - P05, P11 (Rev D), P12 (Rev C), P13 (Rev C), P14 (Rev D)

Address: 2 Causton Road N6 5ES

Proposal: Dormer loft extension, new rooflights and addition of two windows to side elevation

Applicant: Mr Mener Tsitsis JT Associates

Ownership: Private

Site Visit Date: 14/08/2014

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Dormer loft extension, new rooflights and addition of two windows to side elevation

3.2 Site and Surroundings

The application site comprises a three-storey, semi-detached Victorian era property located on the northern side of Causton Road.

The property is currently arranged as flats and is one of a pair of 4 similar pairs of semi-detached properties on this section of the road, 3 of which have front dormer extensions.

The property is not a Listed Building however is located within the Highgate Conservation Area.

The surrounding area is predominantly residential in nature.

3.3 Relevant Planning and Enforcement history

Planning OLD/1973/0181 GTD 08-01-73 2 Causton Road - Conversion into three self-contained flats.

4. CONSULTATION RESPONSE

35 Neighbour Letters
3 Ward Councillors

The Highgate CAAC
The Highgate Society
LBH Conservation Officer

3 Objections from neighbours were made on the following grounds:

- Loss of privacy
- Loss of light

In addition to the above some concerns were raised which are not planning related:

- Construction work noise would cause stress – not a relevant planning concern
- Works may destabilise property/ cause damage – private civil matter
- New electrical cupboards installed in hallway – not a breach of planning control
- Access issues – civil matter

5 MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are the principle of the development, the impact of the proposed development on the character and appearance of the conservation area and the impact on the amenity of adjoining occupiers

The principle of extending residential property to improve the existing accommodation is generally supported by policy and acceptable in principle.

Design:

The application seeks planning permission for construction of front dormer extension measuring approximately 3.95 metres wide which would be set back approximately 1 metres from the eaves and in from the sides so as to match the neighbouring front dormer in terms of scale and form. Whilst front dormer extensions are not normally considered acceptable in Conservation Areas, planning permission has been granted for front additions to the neighbouring semis (including the adjoining property) and as such the proposal would in effect balance the appearance of the pair.

The proposed rear dormer would be of a similar width and position however would be set back from the rear eaves by a lesser margin. The site visit revealed that a number of neighbouring properties have similar rear dormers and as such the proposal would not be out of character with the area.

On balance, the addition would be of an appropriate scale and form and is considered to be acceptable in design terms.

Neighbouring Amenity:

The proposed dormer would introduce additional views of the neighbouring garden below however it is not considered that this would be harmful to a material degree. It is considered that on balance, the benefits of improving the existing accommodation would outweigh the perceived harm identified.

Given the position of the rear dormer at roof level and the orientation of the sun it is considered that there may be some marginal reduction in late morning- mid day sun in winter months however this in itself is not considered to be so significant as to warrant a reason for refusal.

The proposal is acceptable in amenity terms.

6.1 Conclusions

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

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Major's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2014/1999

Applicant's drawing No.(s) P01 - P05, P11 (Rev D), P12 (Rev C), P13 (Rev C), P14 (Rev D)

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

Reason: In order to avoid doubt and in the interests of good planning.

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.