

Reference No: HGY/2016/1663

Ward: Bounds Green

Date received: 26/04/2016

Drawing number of plans: 3043/1A

Address: 26 Richmond Road N11 2QR

Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 4m & 4.1m, for which the maximum height would be 2.8m & 3m and for which the height of the eaves would be 2.7m & 2.5m. This is a resubmission following prior approval refused (reference HGY/2016/0513)

Applicant: MrRichard Kydd

Ownership: Private

Officer contact: Wendy Robinson

RECOMMENDATION

PLANNING PERMISSION REQUIRED

CONSULTATION

The following neighbouring properties were consulted:

- 24 Richmond Road
- 28 Richmond Road

It should be noted that due to delays in the validation process consultation letters were not sent and the required 21 day period was not available for the neighbouring properties to respond. In response to this situation the neighbours were phoned to discuss the proposal, plans were emailed directly, and an explanation of why the shorter consultation period was occurring was provided.

Following discussion with the neighbours it was highlighted that there was an error in the drawings provided which meant that the proposal does not meet Schedule 2, Part 1, Class A. In accordance with the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A, Condition A.4, subparagraph 4, if the Local Planning Authority should refuse an application in accordance with sub-paragraph 3 states that the required notification process does not apply.

RESPONSES

Objections to the proposal were received from both neighbouring properties raising the following points of concern:

- The plans are incorrect as the original single storey lean-to (external privy) was built over to form a two storey extension built prior to 2013.
- Insufficient difference between this proposal and previously refused scheme

- Insufficient detail provided regarding materials, side elevations or parapet detail/height. Would prefer reduced to the building regulations minimum if any part is to be approved.
- Extension proposed is larger than existing extensions on the road
- Loss of daylight and sunlight due to height and depth of extension in the narrow garden environment
- High on boundary next to dining room and will result in loss of light
- Not in keeping with character of the area and will protrude further than other properties in the area
- Extensions will be intrusive and visually depressing and will impact privacy and garden enjoyment

RELEVANT PLANNING LEGISLATION

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 sets out the requirements for permitted development in respect of the enlargement, improvement or other alteration of a dwelling house.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Any proposal which exceeds the limits in paragraph A.1(e) but is allowed by paragraph A.1(ea) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 must not be in a Conservation Area and must comply with the conditions set out in A.4.

Before beginning the development the developer shall provide the following information to the local planning authority:

Requirement	Comment	Complies
a written description of the proposed development including— (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) the height of the eaves of the enlarged part of the dwellinghouse;	The side return element is 4.1m deep and the rear outrigger element is 4m deep The side return element has a maximum height of 3m with a mono-pitch roof and the rear outrigger element has a maximum height of 2.8m to top of the roof light with a flat roof design. The rear outrigger element is attached to an existing two storey extension so technical exceeds 4m maximum height. The side return element has eaves height of 2.5m and the rear outrigger element has eaves height of 2.7m	There is an original two storey rear outrigger which has been extended to the rear (two storey 1m deep) following demolition of an original single storey lean-to. Meaning the proposal would not be permitted development, as it would be considered as a two storey extension contrary to Class A (g).

(b) a plan indicating the site and showing the proposed development		Yes
(c) the addresses of any adjoining premises;		Yes
(d) the developer's contact address; and (e) the developer's email address if the developer is content to receive communications electronically.		Yes

The application does not meet Schedule 2, Part 1, Class A (g) of the Town and Country Planning (General Permitted Development) Order 2015 and planning permission is therefore required.

In accordance with the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A, Condition A.4, subparagraph 4, if the Local Planning Authority should refuse an application in accordance with sub-paragraph 3 states that the required notification process does not apply and therefore consultation is not required. However, as an objection was received, the Local Planning Authority has made a judgement as to whether there will be an impact on amenity from the proposed extension on adjoining properties. It is noted that this assessment does not affect the decision recommended.

The adjoining property to the west, No. 24 Richmond Road, currently benefits from the original single storey rear extension (external privy lean-to) from the rear wall of the two storey outrigger and a rear roof dormer extension. It is considered that the amended scheme (reduced height and depth) assessed in this application is not considered likely to result in any un-neighbourly reduction in daylight or general outlook as a result of the proposed development height. It is not considered likely that there will be any further loss of sunlight compared to the effects of the existing outrigger at the subject site.

The adjoining property to the east, No. 28 Richmond Road, currently benefits from a rear roof dormer extension, original two storey outrigger and original lean-to for external privy. The subject site outrigger aligns with the subject site lean-to elevation; however, the subject site has been built up to first floor following demolition of lean-to. As the proposed development would be built up to the property boundary with a 4m depth (measured from the current rear elevation of the subject site) it is considered likely that No. 28 would have a small reduction in sunlight in the afternoon, a likely loss of daylight and general outlook as a result of the proposed development at the subject site.

RECOMMENDATION

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For the following reason(s)

The proposal falls outside the Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development Order) 2015 as the extension would be considered more than single storey and planning permission is therefore required.