

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department
PO Box 333
222 Upper Street
LONDON N1 1YA

PLANNING SUB COMMITTEE A		
Date:	9 July 2015	Non exempt

Application number	P2015/1524/FUL
Application type	FULL planning application
Ward	Highbury West
Listed building	no
Conservation area	no
Development Plan Context	none
Licensing Implications	none
Site Address	20 Shelburne Road N7 6DL
Proposal	Construction of single storey rear extension Refurbishment of existing first floor rear extension to include facing brickwork and new timber-framed windows, alteration to windows on first floor.

Case Officer	Ben Phillips
Applicant	Ms Galatia Sotirou
Agent	Bonnystreet Planning Limited

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission - subject to the conditions set out in Appendix 1;

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1. Photo from rear

4. SUMMARY

- 4.1 It is considered that the proposed single storey rear extension is of an appropriate scale and design and will not have a detrimental impact on the character and appearance of the application property and terrace. It is also considered that the extension will not have a detrimental impact on the amenities of the neighbouring properties. The refurbishment of the existing first floor rear extension will improve its appearance and will not harm the amenities of any neighbour.
- 4.2 The application is before members for decision as the applicants are the parents of an Islington Council employee.

5. SITE AND SURROUNDING

- 5.1 The application relates to 20 Shelburne Road, a mid-terrace three storey single family dwelling.
- 5.2 The property is located within a residential area, and not in a Conservation Area.

6. PROPOSAL (IN DETAIL)

- 6.1 The proposal seeks planning permission for a single storey rear extension.
- 6.2 In addition, the existing two storey rear projection will be refurbished, so that the existing render will be replaced by facing brickwork (to match the rest of the property), along with making the roof good and replacing the existing fenestration with timber framed windows. The refurbishment will not extend this two storey projection in any way, and does not require planning permission (as the materials are similar to the original property). This is not therefore considered as part of this proposal.

6.3 The proposed flat roofed single storey extension will extend the full width of the property and project 1m to the rear (a total of 4.1m from the main rear wall). There remains a garden space of 75m².

7. RELEVANT HISTORY:

7.1 P2015/1525/FUL: Invalid application submitted to the council on the 13th for the:

Conversion of single dwelling house (C3) into 2 self-contained flats (1 x 3 Bedroom, 1 x 1 Bedroom) and refurbishment of existing rear extension to include facing brickwork and new timber-framed windows and doors.

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 39 adjoining and nearby properties on the 6th of May. The public consultation of the application therefore expired on 27th of May, however it is the Council's practice to continue to consider representations made up until the date of a decision.

8.2 At the time of the writing of this report 1 responses had been received from the public with regard to the application.

- Potential adverse impact of the development upon parking pressures and demand in the area. (See paragraph 10.6)
- Concerns over the conversion of the property into too large flats. (**Not being considered as part of this application but is subject of a different invalid application ref P2015/1525**)

Internal Consultees

8.3 none

External Consultees

8.5 none

9. RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

9.2 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

- 9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

- 9.4 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

none

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.5 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

10. ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- Design, Conservation and Heritage considerations
- Impact upon neighbouring amenity

Design, Conservation & Heritage Considerations

- 10.2 Policy DM2.1 states that all forms of development are required to be of high quality. The Urban Design Guide (2.5.2) states that where they can be neatly accommodated, there will normally be scope for lower ground or ground floor extensions beyond the line of the existing back addition providing sufficient garden space is retained.
- 10.3 The proposed flat roofed extension is limited in scale (1m depth) and will have not have a detrimental impact upon the existing character and appearance of the rear elevation. There remains sufficient garden space (approx. 75m²) for a family dwelling.
- 10.4 As such, it is considered that the proposed development has an acceptable impact upon the character and appearance of the existing dwelling and the wider terrace.

Impact upon neighbouring amenity

- 10.5 As stated above, the proposed single storey rear extension only projects to the rear by 1m over the existing rear projection and those of both neighbouring properties (Nos 18 and 22). Given this limited depth and single storey nature (eaves height 2.6m) of the extension it is not considered that the extension will have a detrimental overbearing or overshadowing impact upon any neighbour.

Parking and highway pressures

10.6 The proposed development before members does not involve the conversion of the existing dwelling and therefore there are no additional residential units being proposed. There are no proposed changes or adverse impacts on the existing parking arrangements around the site in this case.

11. SUMMARY AND CONCLUSION

Summary

11.1 In accordance with the above assessment and due to its design, it is considered that the proposed development complies with the policies of the London Plan, the Islington Core Strategy, the Islington Development Management Policies and associated Supplementary Planning Documents, and should be approved accordingly.

Conclusion

11.2 It is recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

1	Commencement
	<p>3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Drawing Numbers
	<p>The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>RX-DWG-1, RX-DWG-2, RX-DWG-3, RX-DWG-4, RX-DWG-5, RX-DWG-6. Planning Statement (7th April), Site Location Plan.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Matching materials
	<p>The facing materials of the extension hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable</p>

List of Informatives:

1	
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.</p>

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Since March 2014 Planning Practice Guidance for England has been published online.

2. Development Plan

The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011

7 London's living places and spaces

Policy 7.4 Local character

B) Islington Core Strategy 2011

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

3. Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013,

none

4. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Urban Design Guide