

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 B		
Date:	21 st May 2015	NON-EXEMPT

Application number	P2015/1156/FUL
Application type	Full Planning Application
Ward	Tollington Ward
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	- Mayors Protected Vista - iCycle Routes (local)
Licensing Implications	None
Site Address	Lower Maisonette, 68 Hanley Road, London, N43DR
Proposal	Erection of single storey side/rear extension at lower ground floor level and installation of sliding folding doors.

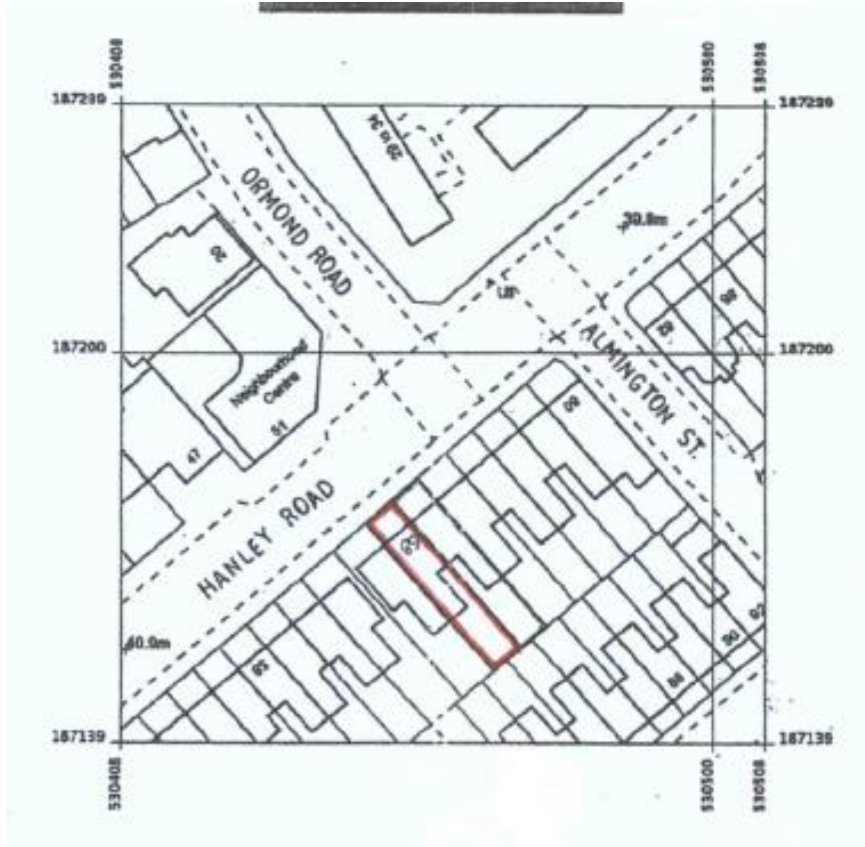
Case Officer	Joe Aggar
Applicant	Julvina Singh
Agent	Colin Hawkins

1 RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

1. subject to the conditions set out in Appendix 1;

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1: Aerial view



Image 2: View from rear of 68 Hanley Road



Image 3: View looking to the rear of 70 Hanley Road



Image 4: View looking west along the rear terrace of Hanley Road

4 SUMMARY

- 4.1 The proposal is to erect a single storey, flat roof extension at the rear of 68 Hanley Road, which is a mid-terraced house that lies within a predominantly residential area. The new addition would infill the narrow recess of this 'L' shaped building. The proposal would come in line with the existing rear building line and abut an extension that is similar in massing and design at no. 70 Hanley Road. The window and door to the two storey outrigger is proposed to be replaced with sliding folding doors.
- 4.2 The proposed rear extension and associated alterations would not detract from the character and appearance of the application property and wider terrace and would not detrimentally impact upon neighbour amenity.
- 4.3 The application is therefore recommended for approval subject to conditions.

5 SITE AND SURROUNDING

- 5.1 The site is located on the southern side of Hanley Road. The property is split into two maisonettes. The subject property covers the lower ground and upper ground floors. The property is located mid terrace is three storeys in height with a two storey outrigger with pitched roof.
- 5.2 The properties surrounding the site on Hanley Road comprise of traditional Victorian terraces, three storeys in height. The immediate area is predominantly residential in character.
- 5.3 The site is not located within a Conservation Area, nor is the property statutorily or locally listed.

6 PROPOSAL (in Detail)

- 6.1 The proposal consists of the erection single storey, rear infill extension. The proposal would project from the rear elevation of the property and come in line with the existing two storey outrigger. The extension would have a flat roof with angled parapet. The new addition would infill the narrow recess of this 'L' shaped building. The proposal also includes the insertion of sliding folding doors in the lower ground floor elevation of the two storey outrigger
- 6.2 The application has been called to the planning sub-committee by Councillor Watts and Councillor Kaseki.

7 RELEVANT HISTORY

Planning Applications

- 7.1 72 Hanley Road, planning application re: P2015/1162/FUL for the '*Erection of a single storey side/rear extension at the lower ground floor level*' is under consideration.
- 7.2 70 Hanley Road, planning application re: P2015/1162/FUL for the '*Variation of condition 2 of planning permission P121438 dated 23/10/2012*' was GRANTED 07/08/2014.

7.3 68 Hanley Road, planning application re: P2014/0721/FUL for the ‘*The enlargement of the front basement and the creation of a basement under the rear addition together with new lightwells and associated railings and steps to the front and rear, in connection with the formation of a three bedroom maisonette*’ was approved 13/05/2014.

7.4 70, Hanley Road, planning application ref: P121438 for a ‘Alterations and extension to the three existing residential units including a rebuilt full width rear extension at basement and ground floors for the lower maisonette; a rebuilt full width rear extension at first floor level for the first floor flat; a rebuilt half rear extension at second floor level for the upper maisonette; a roof extension with dormer window to the rear and three front rooflights; a rear roof terrace at third floor level; lightwell to the front area; rear patio and lightwell.’ was GRANTED 23/10/2012.

Enforcement

7.5 None

Pre Application Advice

7.6 No history.

8 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of adjoining and nearby properties on the 09/04/2015. These expired on the 30/04/2015. At the time of the writing of this report no responses had been received from the public with regard to the application.

Internal Consultees

8.4 Design and Conservation: No objection

External Consultees

8.5 None

9 RELEVANT POLICIES

9.1 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

9.2 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.

9.3 The National Planning Practice Guidance 2014 is material consideration in the assessment of and has been taken into account as part of the assessment of these proposals.

Development Plan

- 9.3 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 policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.4 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 and Appearance
- Neighbouring Amenity

Design and Appearance of the Conservation Area

- 10.2 Hanley Road is comprised of attractive brick-built Victorian terraces, which are reasonably well preserved. The mid-terraced property is three storeys, and has a two-storey outrigger to the rear. The proposal is to extend at the side of the outrigger, up to the shared boundary with the neighbouring property, No 70 Hanley Road. The single storey extension, would essentially infill the 'L shape' of the existing building. The proposed extension would not project beyond the outrigger's rear wall.
- 10.3 The Islington Urban Design Guide, 2.5, states rear elevations 'generally have less formality than the more ordered front elevations. This reflects the fact they fulfil a private rather than a public function. For these reasons, it is appropriate that they normally have some freedom to adapt / extend to the occupier's requirements.' Within this particular terrace, the adjoining property No 70. presently has a single storey rear infill extension. A number of properties in this particular terrace have rear ground floor extensions.
- 10.4 The proposed single storey rear extension would maintain a sense of subservience to the main building. Taking into account the alterations which already exist within the terrace the proposal is not seen to cause disruption in terms of its visual appearance
- 10.5 The extension would be acceptable in terms of size (being subordinate to the mass and height of the main host building), the design and materials would be sympathetic to the appearance of the host building and preserve the integrity of the terrace.
- 10.6 The design of the extension is modest and designed to be in keeping with the host building. It would clearly be subservient in scale to the main dwelling. In view of its secluded position, the extension would have no discernible effect on the perceived visual qualities of the rear of the terrace. Accordingly, there would be no conflict with policies CS8 and CS9 of the Islington Core Strategy, policy DM2.1 of the Development Management Policies and guidance contained within the Islington Urban Design Guide.
- 10.7 The proposal would not have a harmful impact on the house or the wider terrace in accordance with CS9 (Protecting and Enhancing Islington's Built and Historic

Environment) of Islington's Core Strategy and DM2.1 and Islington Urban Design Guide 2006.

Neighbour Amenity

- 10.8 There is a proposed infill extension at no.70 Hanley Road. The proposed single storey rear infill extension at no.68 would come in line with this rear addition. The resultant massing and form would not result in adverse loss of outlook, light or undue sense of enclosure based on existing arrangement. Therefore the proposal would comply with policy DM2.1 of the Development Management Policies.

Other Matters

- 10.9 Councillors have raised the issue that the leaseholder whose property this relates to may be unaware of the application. Certificate B has been signed on the application form and notified accordingly by the applicants; the occupiers of the flats of no.68 Hanley Road were also consulted as part of neighbour consultations.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed rear infill extension and alteration to the ground floor fenestration is considered to be acceptable with regards to design and impact on neighbour amenity.
- 11.2 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

- 11.3 It is recommended that planning permission be granted subject to conditions in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	<p>CONDITION: 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	Approved plans list
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan; 827/01; 827/02; 827/03; 827/04; 827/05; 827/06</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: 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	Positive Statement
	<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 a timely manner 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.

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. The National Planning Practice Guidance 2014 is material consideration in the assessment of and has been taken into account as part of the assessment of these proposals.

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

7 London's living places and spaces:

7.4 Local character

7.6 Architecture

B) Islington Core Strategy 2011

Spatial Strategy

CS8 (Enhancing Islington's Character)

Strategic Policies

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

C) Development Management Policies June 2013

DM2.1 Design

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington

- Urban Design Guide