

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

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| <b>1. APPLICATION DETAILS</b>  |                                  |
| <b>Reference No:</b> HGY/2014/2205   | <b>Ward:</b> Northumberland Park |
| <p><b>Address:</b> Northumberland Park Community School Trulock Road N17 0PG</p> <p><b>Proposal:</b> Erection of single storey extension to house disabled shower/ toileting facilities and bedroom</p> <p><b>Applicant:</b> MrsBola Mabo Adult &amp; Community Services</p> <p><b>Ownership:</b> Haringey Council</p> <p><b>Case Officer Contact:</b> Sarah Madondo</p> <p><b>Site Visit Date:</b>29/09/2014</p>  |                                  |
| <p><b>Date received:</b> 01/08/2014</p> <p><b>Drawing number of plans:</b> BCC/EHA/NP/DI/01 - 04 (INC)</p>   |                                  |
| <p><b>1.1</b> This application is reported to committee as it is a Council application.</p>  |                                  |
| <p><b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>• The principle of the development is acceptable ;</li> <li>• The impact of the development on residential amenities is acceptable.</li> </ul>  |                                  |
| <p><b>2. RECOMMENDATION</b></p> <p>That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:</p> <p>Conditions</p> <ol style="list-style-type: none"> <li>1) Development begun no later than three years from date of decision</li> <li>2) In accordance with approved plans</li> <li>3) Materials to match existing</li> </ol> <p>Informatives</p> <ol style="list-style-type: none"> <li>1) Hours of construction</li> </ol> <p>In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.</p> |                                  |

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### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

3.1.2 The proposal is for the erection of a single storey extension to incorporate a disabled shower/ toilet facilities and a bedroom at ground floor level, attached to an existing caretakers house

#### **3.2 Site and Surroundings**

3.2.1. The Northumberland Park School and the Vale School are schools catering for 11-16 year olds with approximately 1080 students which share the same site. The existing site consists of a number of separate teaching and administration blocks built between the 1960s and the present day.

3.2.2 The site is bounded by Trulock Road to the east and Worcester Avenue to the west. A Primary School is located to the south of the site, with predominantly residential uses adjoining to the north. The White Hart Lane Football Stadium is located immediately to the west across Worcester Avenue.

3.2.3 The site in question is the caretaker's detached house located to north of the site near Trulock Court. The site is bounded by a 3 metre high boundary wall which restricts views from the site. Also the site fronts a school car park which is bounded by a 1.5 metre high fence and a number of trees.

3.2.4 The site is not in a Conservation Area nor is it Listed.

#### **3.3 Relevant Planning and Enforcement history**

3.3.1 There have been a large number of applications on the site but none are thought to be particular relevant to the consideration of this proposal.

### **4. CONSULTATION RESPONSE**

4.1 Ward Councillors were consulted on the application and no response was received.

### **5. LOCAL REPRESENTATIONS**

5.1 The application has been publicised by way of 6 consultation letters. No response was received.

### **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the proposed development are:

1. Design and appearance
2. The impact on the amenity of adjoining occupiers

## **6.2 Design and appearance**

6.2.1 The National Planning Policy Framework (2012) states that, “*good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people...It is important to plan positively for the achievement of high quality and inclusive design for all development...*” London Plan (2011) Policies 7.4 and 7.6, Haringey’s Local Plan Policy SP11 (2013) and the Council’s saved UDP Policy UD3 (2013) promote high quality and attractive places and buildings.

6.2.2 The proposal is for the erection of a single storey extension to provide disabled shower/ toilet facilities and a bedroom. This is to extend a property to accommodate facilities for the caretakers wife and ensure continued on-site presence of the caretaker to the benefit of the employee and the school.

6.2.3 The proposed extension would be 4 metres deep, 6.5 metres wide and 2.7 metres high with a flat roof. The Caretaker’s house is located in the north of the site near Trulock Court in an area of the site bounded by a 3 metre high boundary wall and fence and is set well within the site against the backdrop of the larger school buildings. Consequently views of the development would be limited and the impact in the street scene minimal.

## **6.3 Impact on the amenity of adjoining occupiers.**

6.3.2 Policy UD3 requires development to have no significant impact on residential amenity in terms of loss of light, outlook, privacy or increase in noise. It is considered that the limited external alterations to the building would not have any unacceptable impact on nearby residential properties in terms of loss of light, outlook or privacy.

## **6.4 Conclusion**

6.4.1 The extension will afford a more accessible unit for the benefit of the caretakers ‘s wife who is disabled and ensure their continued presence on this site. The building is also limited in scale and is not considered to have any impact on the character of the area or the amenity of neighbouring residents.

6.4.2 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

## **7.0 CIL**

7.1 Mayoral Cil is not applicable in this instance.

## **7.0 RECOMMENDATIONS**

GRANT PERMISSION SUBJECT TO CONMDITIONS

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.