

# **Haringey Council Agents' Forum**

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**20<sup>th</sup> April 2009**

# Welcome

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**Marc Dorfman**

**Assistant Director: Planning &  
Regeneration**

# Agenda

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- GPDO Update
- Life After 1APP
- Killian Pretty Review
- *Refreshments*
- Householder Appeals Service
- Core Strategy Review/Consultation
- Building Control Update
- Customer Satisfaction

# GPDO Update

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Paul Tomkins

Head of Development Control North

# Main Features

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Please Note: The changes DO NOT include flats, basements or fences/walls

1. Volumes replaced by impact (but volume retained for roof extensions)
2. Allowances for rear/side extensions and roof extensions are SEPARATE; no longer a cumulative total
3. Still different rules for Conservation Areas
4. Rules for verandas, balconies or raised platforms

## PART 1, CLASS A - REAR EXTENSION

### Single Storey

- Height – not to exceed 4m but if within 2m of boundary, eaves must not exceed 3m
- Depth - detached house 4m  
terraced/semi 3m

### Two Storey

- Depth - Not exceeding 3m  
At least 7m from rear boundary  
Height of eaves must not exceed existing  
At least 2m from side boundary

Roof pitch as far as practicable same as that of original house; no flat roofs

## NO

- ✗ In a Conservation Area if two storey and beyond the rear wall of the original house
- ✗ veranda, balcony or raised platform (more than 300mm)

# SIDE EXTENSION

*(i.e. would extend beyond a wall forming the side elevation of the original house)*

Must not be

- more than 4m
- more than 1 storey
- have a width greater than half the width of the original dwellinghouse

## NO

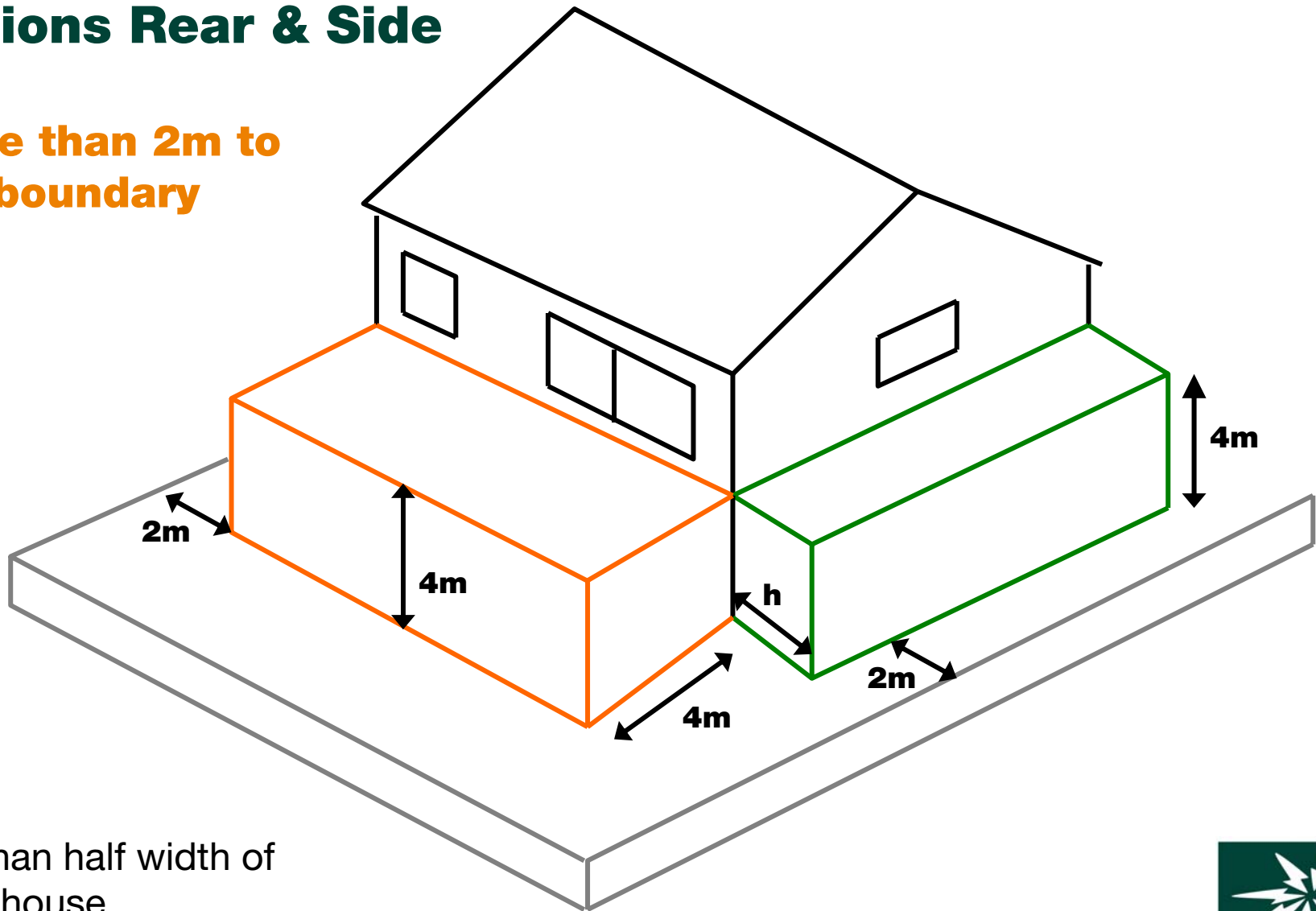
- ✗ in a Conservation Area
- ✗ veranda, balcony or raised platform (more than 300mm)

## CONDITIONS

- materials of a similar appearance
- upper floor window in side elevation to be obscure glass; and non opening up to 1.7m above floor level
- roof pitch same as original house

# Detached Single Storey Extensions Rear & Side

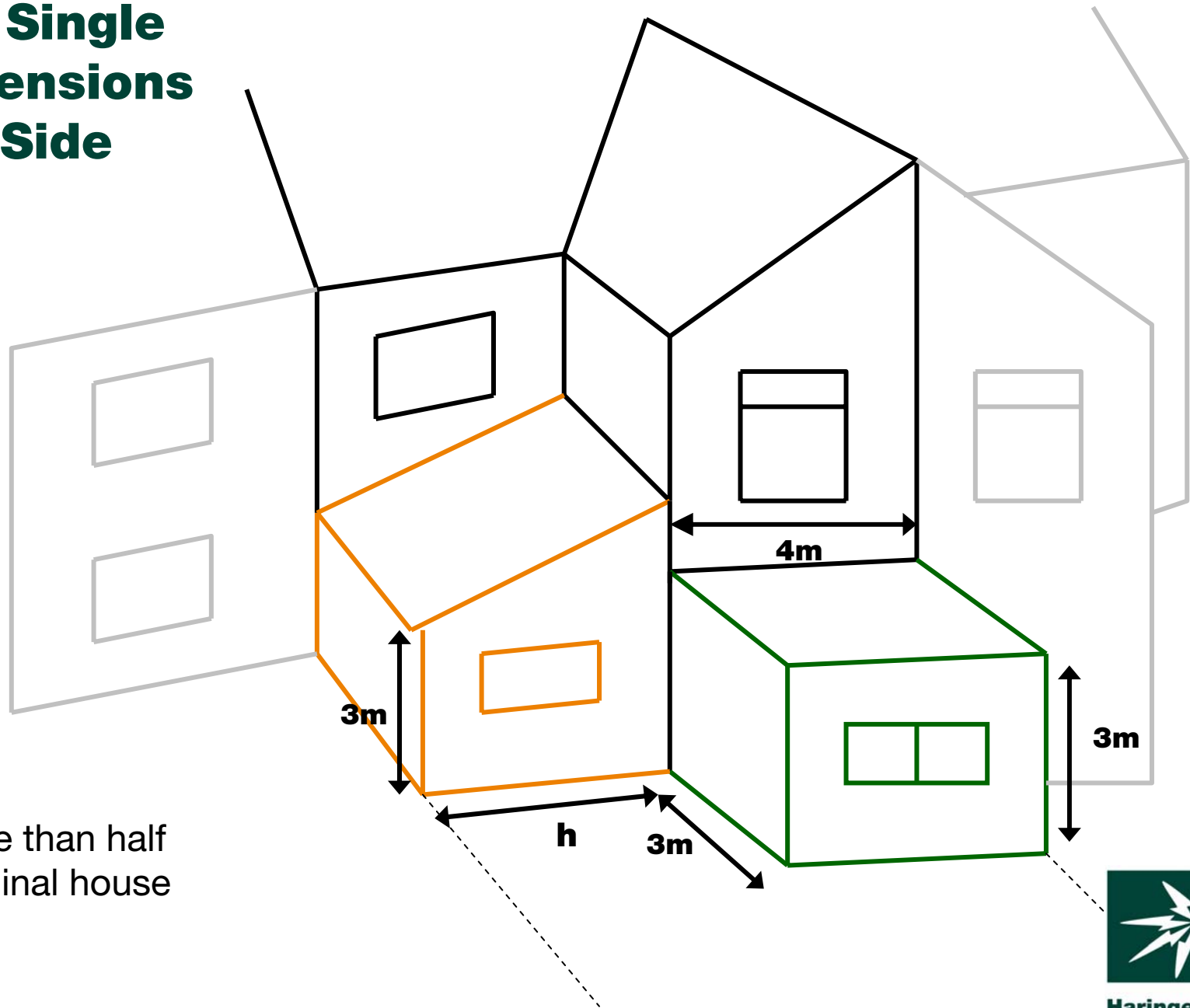
More than 2m to boundary



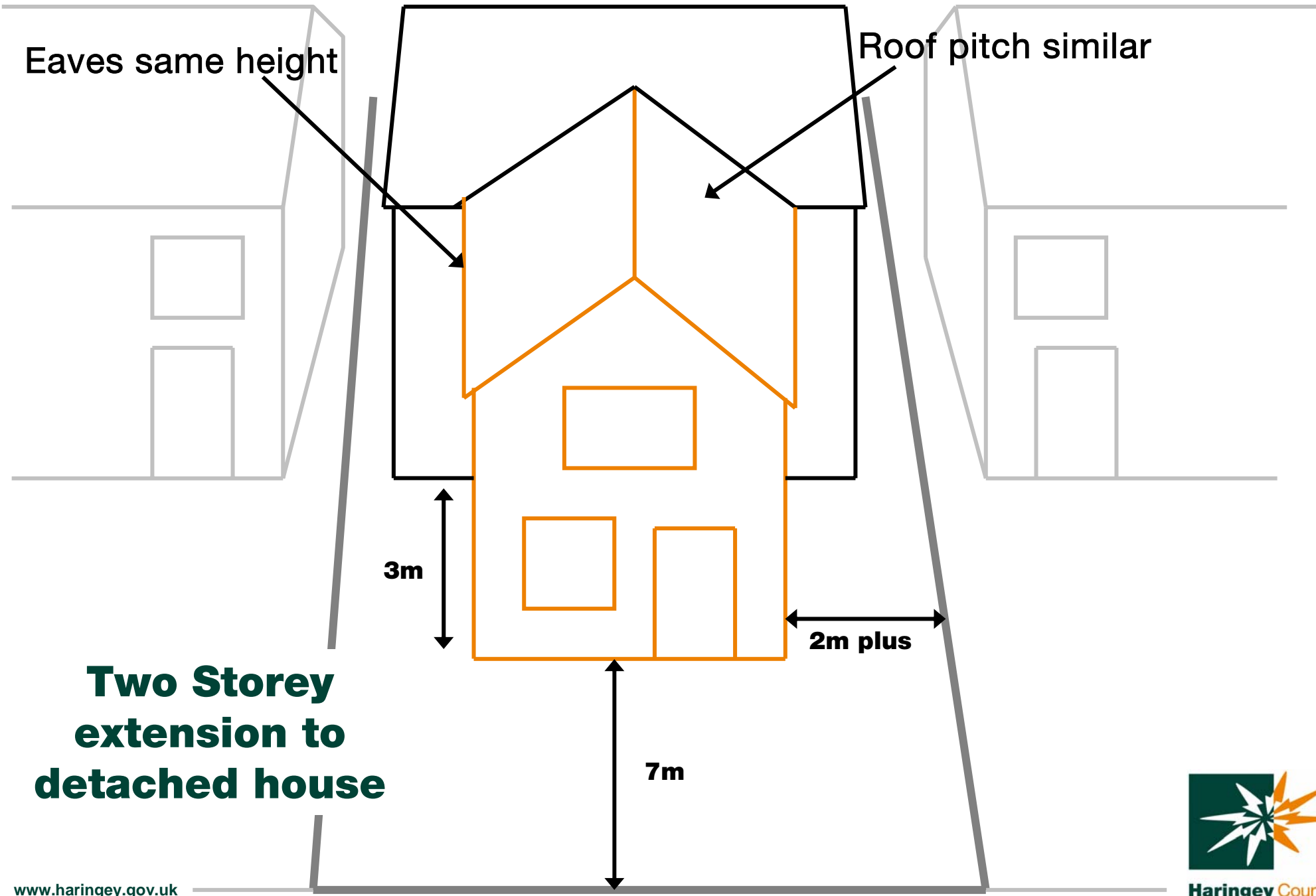
$h$  = less than half width of house



# Terraced Single Storey Extensions Rear & Side



$h$  = not more than half width of original house



Eaves same height

Roof pitch similar

3m

2m plus

7m

**Two Storey extension to detached house**

## CLASS B - ROOF EXTENSIONS

- Not to be
- higher than highest part of the roof
  - beyond plane of roof slope if principle elevation and fronting a highway
  - more than 40 cu.m for terraced, 50 cu.m for detached or semi

### NO

- ✗ in a Conservation Area
- ✗ veranda, balcony or raised platform (more than 300mm)

### CONDITIONS

- Materials of similar appearance.
- Not less than 20 cm from the eaves (except for hip-to –gable)
- Side windows obscure glazed/non opening below 1.7m etc

## CLASS C - ROOF ALTERATIONS

- Alteration not to protrude more than 150mm in perpendicular above roof slope
- No higher than original roof
- Not including chimney, flue etc, or Solar Panels (which have own PD Class)

## CLASS D - PORCHES

- No change

## CLASS E - OUTBUILDINGS (and Heating oil tanks)

### Not Permitted Development if:

- more than 50% of curtilage
- sited forward of a wall forming principal elevation of original house
- in Conservation Areas, sited forward of a side wall
- more than one storey
- height exceeds 4 metres for dual-pitched roof
- 2.5 metres in case of building within 2 metres of boundary; 3 metres in any other case
- eaves height exceed 2.5 metres
- in curtilage of listed building
- includes veranda, balcony or raised platform (more than 300mm)
- capacity of container (presumably for heating oil) exceeds 3500 litres

## CLASS F – HARDSTANDINGS

Provision of, or replacement of, in curtilage of house

Permitted Development provided that:

- where it is front of principle elevation and is more than 5m<sup>2</sup>
- must be porous or run-off to porous area

## CLASS G – CHIMNEYS, FLUES, ETC

New

## CLASS H – MICROWAVE ANTENNA

Unchanged

# Any Questions?

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# Life After 1APP

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Drew Williams

Department for Communities and  
Local Government

<http://www.planningportal.gov.uk/help/en/1115316656422.html>

# Killian Pretty Review

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Paul Tomkins

Head of Development Control North



# Killian Pretty Review

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## The 17 Recommendations

1. More permitted Development for non-householders; shops, offices, schools, etc
  - Less use of no permitted development conditions
  - More use of Prior Approval procedure e.g. shopfronts, ATMs
2. Reduce information requirements for household and minor development
  - Revised approach to Design and Access statements
  - Better guidance on drawings
  - Changes to local lists
3. Quality of advice on need for planning permission from PAS/Planning Portal

# Killian Pretty Review

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## The 17 Recommendations cont.

### 4. Improved pre-application discussion

- Better consistency /record keeping
- Pre-application advice for major applications
- More PPAs and consistent approach to charging

### 5. Improve processing of planning applications

- Revised approach to Design and Access statements
- Better guidance on drawings
- Changes to local lists

### 6. Avoid too many conditions

- Give applicants draft conditions 10 days in advance
- Group conditions; pre-cost, monitored, etc.
- Default approval of conditions

# Killian Pretty Review

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## The 17 Recommendations cont.

7. Section 106 – Improve procedures
  - Replace with CIL?
  - Clearer guidance from LPA and applicants submit earlier
8. Avoid new full applications for small but material changes to permissions
9. Statutory consultees
  - Overhaul arrangements for Statutory consultation
  - LPA as final arbiter
  - No need to consult Statutory consultees if consulted on LDA?
10. Role of Members
  - Councillor training
  - Councillors involved at Pre-app stages
  - At least 90% delegated

# Killian Pretty Review

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## The 17 Recommendations cont.

11. Engagement of Local Community
  - No longer need to advertise in local newspapers
12. Alternative dispute resolution
  - Mediation
13. Accredited Agents
14. Shortage of skills
  - LPAs should not make dramatic reductions in the size of their planning staff during the recession

# Killian Pretty Review

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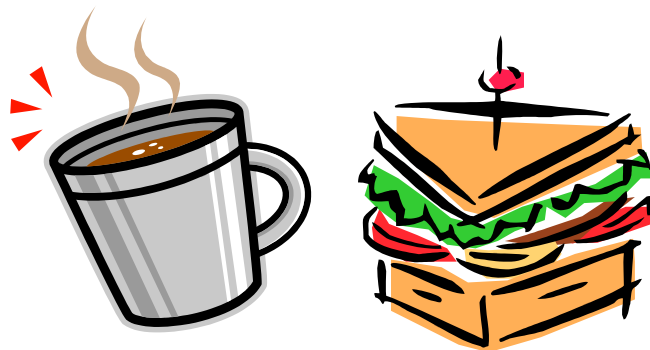
## The 17 Recommendations cont.

15. Change from timescale based targets
  - Replaced by “Satisfaction with the Planning Application Service” Indicator
  - Financial incentives to those Councils that perform better
16. Reducing complexity
  - Remove objectives which duplicate or add, unless compelling
  - Full funding of additional burdens imposed by Government
17. Simplify National Policy Frameworks and the Secondary Enabling Legislation

# Refreshments

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Please reconvene in 10 minutes



Please do not bring food or drinks into the Council Chamber, thank you.

# Householder Appeals Service

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Paul Tomkins

Head of Development Control North

# Householder Appeals Service

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## Changes to Appeals Service

- Changes Introduced by Planning Inspectorate on 6 April 2009
- Choice of Appeal Procedures can be imposed by Inspectorate
- Householder Appeals; quicker procedures
  - Lodge appeal within 12 weeks
  - Only a 'one-stage' process
- Changes to Council notification letters and Site Notices. Council will still notify of Appeal, but no further representations will be invited
- Electronic submissions of documents and decisions sent electronically



# Householder Appeals Service

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## Changes to Appeals Service cont.

- Awards of costs for unreasonable behaviour will be extended to Written Representations Appeals
- Some Site Inspections may be unaccompanied
- On Non-householder Appeals;
  - The opportunity of further comments on each others Statements at 9 weeks will be removed
  - Statements of Common Ground for Inquiries to be provided 6 weeks after the Start date, rather than 4 weeks before the Inquiry

# **Core Strategy: Review/Consultation**

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**Sule Nisancioglu**

**Head of Planning Policy & Design**

# **Building Control Update**

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**Bob McIver**

**Group Manager: Building Control**

# Customer Satisfaction

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Costas Christoforou

Group Manager: Business Support

# **Any Questions?**

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## **Ideas for next meeting?**