LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3723 **Ward:** Seven Sisters

Date received: 15/12/2015

Last amended date:

Drawing number of plans: 15/703/0102,03

Address: 120 Castlewood Road N15 6BE

Proposal: Erection of ground and first floor rear extension (householder application)

Applicant: Mr Nathan Schreiber

Ownership: Private

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for erection of ground and first floor rear extension

Site and Surroundings

3.2 The application site is located on the eastern side of Castlewood Road close to the junction of Craven Park Road. The property is a two storey mid terrace house located within the boundary of the defined South Tottenham SPD 2013 which is subject to certain type of house extensions. The property is not a listed building nor is it within a Conservation Area.

Relevant Planning and Enforcement history

3.3 There is no planning history

4. CONSULTATION RESPONSE

4.1 There was no internal consultation carried out

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 7 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:0
Objecting:0
Supporting:0

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the area;
2. The impact on the amenity of adjoining occupiers;

Character and appearance of the conservation area

6.1 Policies 7.4 and 7.6 of the London Plan, policy SP11 of the Haringey Local Plan and Policy UD3 of the Haringey UDP require development proposals be of high design quality, complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area. Policy DM1 of Haringey's Local Plan Development Management Policies also applies

6.2 The House Extensions in South Tottenham SPD was adopted in 2010 and amended 2013 in response to the need for large units within the area. This policy document states that; ground floor rear extensions may continue to be considered acceptable, but they should not extend beyond 3 metres from the back of the original terraced house, 4 metres for semi-detached properties. All rear extensions should conform in this respect (paragraph F.2) and to all the other provisions of the adopted SPG1a, Design Guidance, and the emerging Development Management DPD. Extensions must be of the highest quality design, constructed in a sympathetic architectural style with detailing, fenestration and materials to match the existing style

6.3 The proposal seeks planning permission to demolish the existing rear lean to extension and the erection of a ground and first floor rear extension to create a kitchen and morning room on the ground floor and additionl bedroom and bathroom on the first floor.

6.4 It is considered that the proposed extension at first floor level is not subordinate or in scale with the existing terrace and would create a dominant and overbearing feature which would be unsympathetic to its surroundings. The proposal is therefore considered to be in contrary with London Plan Policies 7.4, 7.6, Local Plan policy SP11, Saved UDP Policy UD and South Tottenham SPD.

Impact on the amenity of adjoining occupiers

6.5 The London Plan 2011 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

6.6 It is considered that the additional bulk and mass due to its siting and orientation would be detrimental to the residential and visual amenity of the adjoining neighbours; in particular the adjoining properties at no.26. The proposal is therefore considered to be in contrary with London Plan Policies 7.6 and Saved UDP Policy UD3.

Conclusions

The proposed development would not appear subordinate or be in scale with the existing building and terrace. It would be unsympathetic to its surroundings and be out of keeping with the character and appearance of the area. The proposed development would also due to its siting and orientation be detrimental to the residential and visual amenity of the neighbouring properties.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

N/A.

8. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2015/3723

Applicant's drawing No.(s) 15/703/0102,03

For the following reason(s)

The proposed development would by reason of its size and siting be detrimental to the residential and visual amenities to adjoining occupiers contrary to Saved Policy UD3 of the Haringey Unitary Development Plan 2006

The proposed development would create a dominant and overbearing extension unsympathetic to its surroundings and be out of keeping with the character and appearance of the area contrary to Policy 7.4 and 7.6 of the London Plan 2011, Policies SP2 and SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and the South Tottenham SPD