

Officer's Report

Application Number	HGY/2022/2516
Type	Prior approval Part 1 Class A.1(ea): Larger home extension
Location	26, Ripon Road, London, N17 6PP
Proposal	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m
Case Officer	Oskar Gregersen
Valid Date	29/09/2022
Applicant	Holly/David Leigh-Selby/Selby
Agent	Mr Marco Curtaz

RECOMMENDATION

Refuse

Reference No: HGY/2022/2516

Ward:

Date received: 29/09/2022

Drawing number of plans: PL001, PL002, PL100-111, PL200-211

Address: 26 Ripon Road N17 6PP

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Applicant: Holly/David Leigh-Selby/Selby

PLANNING DESIGNATIONS

Road Network: B Road

Officer contact: Oskar Gregersen

RECOMMENDATION

REFUSE PRIOR APPROVAL

CONSULTATION

As required under the Town and Country Planning (General Permitted Development) Order (2015), Schedule 2, Part 1, Section A.4(5), all adjoining neighbours must be notified of the application for Prior Approval. The following adjoining properties were consulted:

The Owner / Occupier 43 DOWNHILLS PARK ROAD N17 6PE TOTTENHAM
The Owner / Occupier 45 DOWNHILLS PARK ROAD N17 6PE TOTTENHAM
The Owner / Occupier 42 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier Flat 1 44 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier Flat 2 44 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier 44 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier Flat 1 46 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier Flat 2 46 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier 46 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier Flat B 48 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier Ground Floor Flat A 48 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier 48 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier 50 KESTON ROAD N17 6PL TOTTENHAM
The Owner / Occupier 24 RIPON ROAD N17 6PP TOTTENHAM

RESPONSES

Prior Approval is required following objection from the following adjoining premises:

- Ground Floor Flat A 48 KESTON ROAD N17 6PL TOTTENHAM

RELEVANT PLANNING LEGISLATION

The Town and Country Planning (General Permitted Development) (England) Order 2015 came into force on 15th April 2015 (SI no. 596), consolidating earlier legislation. Schedule 2, part 1 (Class A) of the Order allows householders to be able to build larger single-storey rear extensions under permitted development.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The key issue here is whether the development is permitted development (in accordance with Class A, Part 1 of schedule 2, of The Town and Country Planning (General Permitted Development) (England) Order 2015 and if so whether the Prior Approval of the Local Planning Authority will be required as to the impact of the proposed extension on residential amenity.

Prior Notification Submission Requirements

Whether the following information has been provided to the Local Planning Authority:

Requirements Y or N Comment when N

A written description of the proposed development

Y

How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse

Y

The maximum height of the enlarged part of the dwellinghouse

Y

The height of the eaves of the enlarged part of the dwellinghouse

Y

A plan indicating the site and showing the proposed development

Y

The addresses of any adjoining premises (including those to the rear)

Y

The developer's contact address

Y

The developer's email address if the developer is content to receive communications electronically.

Y

Whether permitted development

If any of the following statements apply then the proposal is not permitted development:

Criteria of A.1 (Y or N or N/A) Comment when Y

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use):

N

b) The works result in more than 50% of the curtilage being covered by buildings:

N

c) The height of the extension is higher than the highest part of the roof of the existing dwellinghouse:

N

(d) The height of the eaves of the extension is higher than the height of the eaves of the existing dwellinghouse:

N

(e) The extension would extend beyond a wall which

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse:

N

(f) Not applicable

N/A

(g) the extension is on article 2(3) land (conservation area) or SSSI, or

N

(g) (i) the extension is single-storey and extends beyond the rear wall of the original dwellinghouse by more than 8 metres in case of a detached dwelling house, or 6m in case of any other dwelling house:

6m deep

(g) (ii) the extension exceeds 4 metres in height:

4m max height

(h) the enlarged part of the dwellinghouse is two storey
(prior approval is only applicable to single-storey rear extensions):

N/A

(i) the height of the eaves of the extension is higher than 3 Metres (only applicable for extensions within 2 metres from the boundary of the curtilage of the dwellinghouse)

3m eaves

(j) the extension is to the side

(prior approval is only applicable to single-storey rear extensions)

N

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out (e) to (j) N

(k) it would consist of or include the construction or provision of a veranda, balcony or raised platform; the installation, alteration or replacement of a microwave antenna; the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse.

(prior approval is only applicable to single-storey rear extensions)

N

Conditions A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

An informative will be included on the decision notice reminding that the materials used must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Condition A, 4 paragraph (3) of Class A states that the LPA may refuse an application where in the opinion of the authority – (a) the proposed development does not comply with or (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

Sufficient information has been provided to enable the LPA to determine that the proposal complies with the provision outlined above.

Impact on neighbouring amenity

If an objection is received within 21 days, the Local Planning Authority must make a judgement as to whether there will be an impact on amenity from the proposed extension. If the LPA considers that there will be an impact, then they have to send a notice to the owner stating that prior approval is required, and that it is refused. This has to be done within 42 days (6 weeks) of receipt of the application. If it is not sent to the applicant within 42 days, then it is deemed that the proposal is acceptable.

In this particular instance an objection has been raised. The Local Planning Authority has assessed the proposal and consider that by virtue of the depth and height of the extension it would have an adverse effect on the amenity of neighbouring residents leading to a material loss of light and outlook and increased sense of enclosure and as such is contrary to the amenity considerations set out in Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.

RECOMMENDATION

REFUSE PRIOR APPROVAL

For the following reason(s)

The extension would have an adverse effect on the amenity of neighbouring residents by reason of a material loss of light and outlook and increased sense of enclosure and is thereby contrary to the amenity considerations set out Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.

Refusal Reasons:

The extension would have an adverse effect on the amenity of neighbouring residents by reason of a material loss of light and outlook and increased sense of enclosure and is thereby contrary to the amenity considerations set out in Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.