

Officer's Report

Application Number	HGY/2022/3494
Type	Full planning permission
Location	18, Woodlands Park Road, London, N15 3RT
Proposal	Construction of rear dormer extension to facilitate loft conversion and enlargement of existing 7 bedroom HMO (sui generis) to 9 bedrooms
Case Officer	Laina Levassor
Valid Date	04/10/2022
Applicant	Mr Panos Savvides
Agent	Mrs Kilic

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT

This application seeks permission for a rear dormer and outrigger extension with associated front elevation roof lights.

SITE DESCRIPTION

The application site is a two-storey building located on the south-eastern side of Woodlands Park Road.

The site is not located within any conservation area.

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision. The most recent planning history in relation to the site is as follows:

HGY/2021/3258: Erection of first floor rear extension - Refused

HGY/2019/3227: Erection of a rear dormer to existing mixed use HMO (consisting of 7 bedsits and one bedroom self-contained flat) and internal alterations to provide a 6-bedroom HMO for up to 6 residents (C4 Use Class) and a one bedroom self-contained flat (amended description) - Approved

ASSESSMENT

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions, will be required to be of a high, site-specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High-quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High-Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed dormer would sit the full width of the existing roof, set down from the ridge of the roof with a small set in from the eaves. The outrigger extension would sit the full width of the original two-storey rear outrigger element, matching the height of the proposed rear dormer. A similar construction can be seen at neighbouring No.14 however, no record of planning permission can be located for this development.

Although constructed in complementary matching materials, it is considered that the addition of a full width, full depth roof extension, would introduce a discordant and incongruous feature. By reasons of its size and scale, the extension would be out of keeping with the design and character of the existing dwelling and when considered in conjunction with existing development, would result in overdevelopment in relation to the area of the site and the properties in the locality 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.

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts. DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

By reason of its excessive bulk and massing and general appearance the proposed extension would have an overbearing and unneighbourly relationship with neighbouring properties, detrimental to their visual amenities. , it is considered the proposal would be detrimental to the amenities of neighbouring occupiers of their properties 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.

The description of the existing use is given on the application form as 'HMO (consisting of 6 bedsits, one communal dining kitchen space and a self-contained one-bedroom flat'. Existing floorplans show 'Flat 1' includes a living room, bedroom, kitchen and shower/wc to the righthand side of ground floor level. Also at ground level is a communal kitchen, communal bathroom, communal WC and three rooms (Rooms '1, 2 & 7'). At first floor level, are rooms '3, 4, 5 & 6' with a communal bathroom and wc.

As with the previous submission, HGY/2019/3327, 'room 7' at ground floor level does not appear to be included as a bedroom as the description includes '6 bedsits'. No further clarification has been provided as part of this submission as to what this room is used for. Consideration is therefore given to the fact that 'room 7' could be in use as an additional bedroom, based on annotations given for other bedrooms in the property. For this reason, the property will be assessed as a mixed-use, comprised of 1 x self-contained unit and a 7-bedroom, Large HMO (Sui Generis).

The additional floor space proposed within the dormer construction would facilitate the creation of two rooms at the roof level. These rooms, annotated in proposed plans as '8 & 9', would include 'kitchenettes' and access to individual bathrooms, contained within the outrigger element of the extension. It is considered that the proposed formation of these rooms with separated and individual access to bathrooms and kitchen facilities, would allow for an element of self-containment and use as separate residential units, amounting to individual planning units which is not characteristic of an HMO.

Details of occupancy have not been provided alongside this submission however, consideration is given to the result any additional floorspace may have on the number of occupants. An increase in the number of accessible rooms, particularly where rooms could accommodate more than 1 person and therefore result in an increase to overall number of occupants would in turn result in increased activity in the attraction of persons and vehicles to the site, to the detriment of neighbouring and local amenity. No information or details have been provided with regard to how refuse will be stored and managed within the expanded HMO. Given the size of the HMO and the relatively limited size of the properties forecourt it is not clear that sufficient waste storage capacity can be provided without overwhelming the property's frontage with refuse bins to the detriment of local visual amenities.

Refusal Reasons:

By reasons of its size and scale, the proposed extension would appear an overly bulky and unsympathetic addition to the existing house, out of keeping with the design and character of the existing dwelling and when considered in conjunction with existing development, would result in overdevelopment of the site 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.

By reason of the excessive bulk and general appearance of the proposed extension it would have an overbearing and unneighbourly relationship with adjoining properties, and due to the resulting increase in intensity of use would result in a degree of general disturbance that would be out of keeping with the suburban character of the street and harmful to the amenities of neighbouring occupiers. Furthermore, the negative impact of the development on neighbouring amenity would be exacerbated by the inadequate provision made for refuse storage within the site. The proposal is therefore considered to be detrimental to the amenities of neighbouring occupiers 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.

Informatives:

- **INFORMATIVE: Pre- application Advice**
Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.
<https://www.haringey.gov.uk/planning-and-building-control/planning>

