

Officer's Report

Application Number	HGY/2022/3549
Type	Full planning permission
Location	62, Langham Road, London, N15 3LX
Proposal	Part single, part double-storey side extension and dormer extension.
Case Officer	Zara Seelig
Valid Date	13/10/2022
Applicant	Mr Jubed Bashir
Agent	Ms Asua Ellimah

RECOMMENDATION

Refuse

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1. The proposed development would be out of keeping with the general pattern and character of the area by reason of its two storey side element being of a poor design and extending hard up to the boundary with no. 64, creating a terracing effect. The proposal would be contrary to policy SP11 of the Haringey Local Plan, policies DM1 & DM12 of The Development Management DPD 2017 and London Plan Policy D6.
2. The proposed single storey side extension to the existing outrigger would be unacceptable due to its height along the boundary with no. 64 being detrimental to the amenities of this neighbouring property by reason of overbearing appearance, contrary to policies DM1 of The Development Management DPD 2017 and London Plan Policy D6.
3. It has not been demonstrated that the proposed air con units, due to their location and in the absence of a noise report or any other supporting information, will have an acceptable impact on neighbouring amenity contrary to policy DM1 and DM23 of Haringey's Development Management DPD (2017).
4. The proposed installation of air conditioning units on the property does not follow the Haringey or Mayor for London's cooling hierarchy, would contribute to the urban heat island effect and would require unnecessary energy usage. In the absence of any justification as to why the application property has a particular need for this form of air conditioning or that alternative more sustainable approaches have been considered, the proposal is considered contrary to the sustainability aims of the National Planning Policy Framework (NPPF) and contrary to policy SI 4 of the London Plan (2021) and Policy DM21 of Haringey's Development Management DPD (2017).

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Part single, part double-storey side extension. Dormer extension

Site and Surroundings

The application site is a two storey end of terrace dwelling situated on the Northern side of Langham Road. The site is not located within a conservation area., it is not a listed building nor are there any TPO's on the site.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

HGY/2016/2445 – Application for a Lawful Development Certificate for rear extension and loft conversion - Permitted Development

HGY/2016/2744 – Loft dormer window and installation of 3No velux windows to the front pitch – Withdrawn

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal: None

External: None

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 7 neighbour consultation 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:

Objecting: 2

Supporting: 0

The following local groups/societies were consulted:

- None

The following Councillor(s) made representations:

- None

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Overbearing
- Out of Character
- Overshadowing/loss of light
- Overdevelopment of the site

The following issues raised are not material planning considerations:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity;
3. Sustainability.

Design

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 extension to the rear dormer would be considered acceptable, the dormer would remain subservient and the materials match the existing. The single storey side extension to the outrigger would be considered acceptable in terms of design, the materials would compliment the application dwelling. The flat roof two storey side extension would not be considered acceptable due to it being built hard up to the shared boundary with no. 64. It would create a terracing effect and does not appear as a subservient addition. The flat roof form lacks character, it does not fit in with the typology of the property and does not relate to the existing roof, impacting the street scene. The proposal would therefore not be considered acceptable in terms of design.

Impact on neighbouring amenity

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.

The proposed extension to the roof dormer would cause no more of an impact to neighbouring amenity than the existing situation. The proposed single storey element would impact the amenities of neighbouring property no. 64 due to its height of 2.64 metres hard up to the shared boundary with this neighbouring property. It is noted that there is an existing lean to of a similar depth, however, the height is 2.4 metres and is considered a more acceptable height along this boundary. The single storey side extension would therefore appear overbearing due to its height and is not considered acceptable in terms of neighbouring amenity.

The proposed plans show 5 air con units to be added on the flank elevation facing no. 64. Although the existing plans show 4 air con units are currently in situ, these do not appear to have permission. No noise reports were submitted with this application to assess the potential impact on neighbouring amenity that may result from the proposed units. Therefore, due to the lack of information provided to assess the air con units, these cannot be supported.

Sustainability

London Plan Policy SI 4 'Managing heat risk' requires development proposals to minimise adverse impacts on the urban heat island through design, layout, orientation, materials, and the incorporation of green infrastructure. Passive ventilation should be prioritised, considering external noise and air quality in determining the most appropriate solution. The increased use of air conditioning systems is not desirable as these have significant energy requirements and, under conventional operation, expel hot air, thereby adding to the urban heat island effect. If active cooling systems, such as air conditioning systems, are unavoidable, these should be designed to reuse the waste heat they produce.

Haringey's DM Policy DM21 'Sustainable design, layout and construction' requires all new development, to consider and implement sustainable design. Proposals should apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems. The Council will support appropriate measures to sustainably retrofit existing homes and buildings. Proposals that fail to demonstrate adequate consideration for sustainable design will be resisted.

No information has been submitted to demonstrate why the property has a particular need for this form of air conditioning or that alternative more sustainable approaches have been considered and found to be unsuitable. In the absence of any justification for the installation of the proposed air-conditioning units the proposal is not considered to meet the above policy requirements.

Conclusion

The proposal is considered not acceptable for the reasons set out above and does not comply with the relevant planning policy.

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.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Recommendation

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The proposed single storey side extension to the existing outrigger would be unacceptable due to its height along the boundary with no. 64 being detrimental to the amenities of this neighbouring property by reason of overbearing appearance, contrary to policies DM1 of The Development Management DPD 2017 and London Plan Policy D6.

It has not been demonstrated that the proposed air con units, due to their location and in the absence of a noise report or any other supporting information, will have an acceptable impact on neighbouring amenity contrary to policy DM1 and DM23 of Haringey's Development Management DPD (2017).

The proposed installation of air conditioning units on the property does not follow the Haringey or Mayor for London's cooling hierarchy, would contribute to the urban heat island effect and would require unnecessary energy usage. In the absence of any justification as to why the application property has a particular need for this form of air conditioning or that alternative more sustainable approaches have been considered, the proposal is considered contrary to the sustainability aims of the National Planning Policy Framework (NPPF) and contrary to policy SI 4 of the London Plan (2021) and Policy DM21 of Haringey's Development Management DPD (2017).