

Officer's Report

Application Number	HGY/2022/2720
Type	Full planning permission
Location	29-33, Wargrave Avenue, London, N15 6UH
Proposal	Erection of a first floor rear extension to No. 29-33
Case Officer	Sarah Madondo
Valid Date	07/10/2022
Applicant	Lobenstein/Bindinger/Feldman
Agent	Mr Sruli Lieberman

RECOMMENDATION

Refuse

Site and Surrounding

The sites are mid-terraced properties located on Wargrave Avenue. The sites are not located within any conservation area and does not fall within the curtilage of a listed building. Wargrave Avenue is within the defined area outlined in LB Haringey's 'House Extensions in South Tottenham' SPD (2013).

Design and appearance

The proposal for the erection of first extensions across 3 properties that is nos. 29-33 Wargrave Avenue to facilitate the expansion of existing bedrooms and bathrooms. The area has been altered significantly through various extensions such as 6-metre extensions, upward extensions and basement extensions. The properties in this section of Wargrave Gardens have very short gardens. Only one property (39 Wargrave Avenue) has been extended at first floor level (regrettable this addition does not benefit from any planning permission and detracts from the character of the host buildings and terraces). This cannot be used as precedents set, as they do not benefit from any planning permission.

Paragraph 3.42 of the Council's House Extensions in South Tottenham Supplementary Planning Document (SPD), states that two storey rear extensions are generally discouraged by the council, particularly for preservation of daylight, sunlight and from overlooking to neighbours. Notwithstanding, the proposed first floor extensions here would be set in on the boundaries with no. 27 & 35 Wargrave Avenue. The proposed first floor would facilitate the enlargement of existing first floor bedrooms/bedrooms. The proposed extensions would be finished in matching bricks with shallow pitched roofs. The proposed extensions would be 3 metres deep, 3 metres along no. 29 & 33 and extend full width at no. 31 approximately 6 metres wide.

Given the depth of extensions at 3 metres and the combination of full width extension which would appear uncharacteristic form of development and, as a whole would add considerable mass to these modest dwellings. Also given the scale, height and design, along with its projection at first floor level, the proposal would not reflect the design characteristics or detailing of the host dwellings and would not appear subordinate to them.

As such, the proposed extensions would appear as an incongruous and visually obtrusive addition to the rear of this terrace. The proposed extensions would have an overly dominant appearance that would be unsympathetic to the design and proportions of this terrace. As such, the proposed extensions would be an incongruous feature at odds with the rear of houses seen in the vicinity of the site. Also, for the same reasons, the extension would undermine the uniformity at first floor level and above on the rear elevations of the distinct group of houses in which the properties sit”.

It is important to point out that each site is dealt with on its merit and in this instance as stated above these properties have been extended in a number of ways resulting in overdevelopment. Therefore, the scale and bulk of the proposed first floor extensions combined with existing extensions and potentially exacerbated by other types of extensions including type 1, 2 and 3 extension, which are permissible in this locality, would result an overdevelopment of site. Furthermore, the combined accumulation of the existing extensions and the proposed addition first floor extensions would overwhelm this site with a disproportionally large building relative to the plot size, not respecting the pattern and grain of development in the area and overall representing an overdevelopment of this plot.

The proposed first floor rear extensions would not be visible in the street scene along Wargrave Avenue, however, would be very visible from the rear gardens of properties along Gladesmore Road given that these properties have very short gardens. By reason of its proximity and height, the proposed development would cause a visual intrusion. Although, the first-floor extensions are set away from the boundaries of nos 27 & 37 and thereby avoids significant loss of light to the rear windows of the neighbouring properties. The set-off from the boundaries fails to fully address or outweigh concerns raised in respect of visual intrusion to the rear gardens of the neighbouring properties to the detriment of their visual amenities.

Furthermore, the proposed full width extensions at first floor level would relate poorly to the host dwellings and the terrace as a whole, given massing as full width extensions. The proposed bulk and massing of the first floor. As such, it would not be subservient to the host properties and would be out of keeping with the character and appearance of the terrace.

Impact on neighbouring amenity

By reason of its proximity and height, the proposed development would cause a visual intrusion on the rear properties in particular no. 36 Gladesmore Road.

Conclusion

The full width first-floor extensions to the rear of these properties would by reason of their size, siting and design be incongruous additions out of keeping with the pattern of development and character and appearance of this terrace and in conjunction with the extent of other extensions, existing and proposed, represent an overdevelopment of these plots.

Refusal Reasons:

The full width first-floor extensions to the rear of these properties would by reason of their size, siting and design appear incongruous additions out of keeping with the pattern of development and the character and appearance of this terrace and in conjunction with the extent of other extensions, existing and proposed, would represent an overdevelopment of these plots and detrimental to the visual amenities of the area, contrary to policies D3 and D6 of the London Plan (2021), policy SP11 of Haringey's Local Plan (2017), policies DM1 and DM12 of the Haringey Development Management DPD (2017) and the 'House Extensions in South Tottenham' Supplementary Planning Document 2013 (SPD).