

Officer's Report

Application Number	HGY/2022/4072
Type	Householder planning permission
Location	2, Ingleton Road, Tottenham, London, N18 2RU
Proposal	FIRST FLOOR SIDE EXTENSION
Case Officer	Oskar Gregersen
Valid Date	10/11/2022
Applicant	MR KEMAL IBRAHIM
Agent	mrs NURHAN ERK

RECOMMENDATION

Refuse

1. REPRESENTATIONS

1.1 There were no representations received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

No responses

2. REFUSE PERMISSIION

2.1 The subject site is a two-storey end of terrace property situated on the corner of Ingleton Road and Grange Road. The property has existing single storey side extension along the side boundary adjacent to Grange Road and has existing loft conversion with rear dormer window. The surrounding area is wholly residential in character.

2.2 The site is not located within any conservation area and does not fall within the ` curtilage of a listed building.

2.3 The planning history of the site has been taken into account when coming to this decision.

- HGY/2005/1343 GTD 02/09/2005 Erection of single storey rear and side extension.
- HGY/2020/1588 REF: Erection of a first floor side extension

2.4 The application site is on the corner of Ingleton Road and Grange Road, in an extensive residential neighbourhood where their original character and architectural concept still predominates, notwithstanding various alterations and extensions which have been added in the past. The attractive character and domestic scale of the neighbourhood has so far been sustained.

2.5 The application site has undergone an alteration to the main roof to form gable end with large rear dormer window. Whilst it is acknowledged that some elements of the proposed extension would respect the character and appearance of the existing building, including the use of matching materials to side and rear elevations. Nevertheless, the it is considered that the shape and scale of

the proposal, emphasised by its irregular form that follows the eastern boundary of the site, would be conspicuous and visually intrusive, especially when observed from the Grange Road, from where the development would detract from the pleasant proportions of the property and introduce a dominant and incongruous addition that would disrupt the street scene in this prominent location.

2.6 The proposed first floor side directly the over the existing single storey side extension would result in a long, high side elevation extending up to the back of the pavement on the flank frontage. Cumulatively these extension (including existing single storey side, rear extension loft conversion with rear dormer and gable end roof detail) plus the proposed development would overwhelm the scale and massing of the existing house, with unacceptable impact on the appearance and character of the Ingleton Road at the street corner.

2.7 Viewed from the rear of the extension would be seen as a substantial development. The introduction of the two-storey side extension with gable to accommodate building over the single storey side extension. This disjointed roof form and the bulk of the proposal would result in an over dominant development, poorly related to the scale and proportions of the rear elevation.

2.8 The objective of council's policies DM1 and DM12 are to ensure that extensions to existing residential properties complement the character of the building and do not dominate it in terms of size or scale. Because of its location on a street corner, its obtrusive impact of the proposed extensions would seriously affect the character of the surroundings and neighbourhood

2.9 For these reasons, outlined above the proposed development would failed to harmonise with the existing dwelling and would unacceptably harm the character and appearance of the street scene, in conflict with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also not accords with the relevant policies of the London Plan 2016 and the NPPF.

2.10 The proposed first floor side extension, because of its design, appearance and location on a prominent corner site, would be an intrusive addition, out of scale and character with the existing dwelling and prevailing pattern of development in the surrounding area. It would have an adverse effect on the visual amenity of the locality, and would also be contrary to Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017

2.11 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

REFUSE PERMISSION for the following reason

Refusal Reasons:

The proposed first-floor side extension, because of its design, size, shape and location on a prominent corner site, would appear an awkward and incongruous addition out of scale and character with the existing dwelling and the prevailing pattern of development in the surrounding area as well as detrimental to visual amenity, contrary to Policies DM1 and DM12 of Haringey's

