

Officer's Report

Application Number	HGY/2022/3881
Type	Full planning permission
Location	157/159/161, Wargrave Ave, London, N15 6TX
Proposal	Erection of a part single, part two-storey rear extension to 157,159 and 161 Wargrave Ave
Case Officer	Sarah Madondo
Valid Date	24/10/2022
Applicant	Mr. Abraham/Efrajim/Jakob Low/Beck/Ollech
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. 157-161 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 (115 Wargrave Avenue) has been extended at first floor level (regrettably 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 this, in more recent years the LPA have permitted a number of joint first floor extensions, which are very specifically joint extensions to create an outrigger, which are characteristic of some of the South Tottenham Streets. In this case, the applicant is proposing a the full width extension at no. 159 which would be out of character with the area nor does it not form an outrigger appearance, therefore not supported.

Although, the proposed first floor extensions here would be set in on the boundaries with no. 155 & 163 Wargrave Avenue and the proposed first floor extensions would have shallow pitched roofs, which would partially reflect the pitched roof design of the host dwellings, no consideration has been given to the creation of an outrigger, which are characteristic of some of the South Tottenham Streets, have been considered acceptable in design terms. No design consideration appears to have been given to the character of the area and therefore it is considered that an extension including a full width extension at floor first would be an 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 considered that the proposed extensions would appear excessive in scale and bulky unsympathetic additions that would not be relieved by the pitched roof design of the proposed extensions.

The combined accumulation of the existing extensions and the proposed addition first floor extensions would overwhelm this site with a disproportionately 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 155 & 163 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. 160 & 162 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 proposed 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.