

Officer's Report

Application Number	HGY/2022/4390
Type	Householder planning permission
Location	170 Devonshire Hill Lane, Tottenham, London, N17 7NR
Proposal	Proposed rear extension
Case Officer	Zara Seelig
Valid Date	12/12/2022
Applicant	Ms J Chapman
Agent	John Perrin

RECOMMENDATION

Refuse

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for a proposed single storey rear extension.

Site and Surroundings

The application site is a two storey semi-detached dwelling situated on the northern side of Devonshire Hill Lane. The site is not located within a conservation area, it is not a listed building and there are no TPO's on the site.

Relevant Planning and Enforcement History

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

There is no planning history in relation to the site.

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 3 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:

Supporting: None

Objecting: None

The following local groups/societies 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:

- None

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.

Design and appearance

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 proposal is out of character with the pattern of development within the area, it is not subordinate and appears overly dominant and incongruous. The proposal significantly exceeds the depth of other single storey rear extensions within the row. The proposal would 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.

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 proposal would be set away from the boundary line with no. 168 due to a shared side walkway and so would not adversely impact this neighbouring property. The proposal would be just under 2 metres deeper than the rear extension at no. 172 and is not considered to adversely impact the amenities of this neighbour. The proposal would therefore not adversely impact the amenities of these neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

Conclusion

The proposal is considered unacceptable due to its design and does not comply with relevant planning policies.

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 APPLICABLE

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

REFUSE PERMISSION:

1. The proposed development, due to its height and depth, would be out of keeping with the general pattern and character of the area by reason of its general bulk and massing within the site, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017.

Refusal Reasons:

The proposed development, due to its height and depth, would be out of keeping with the general pattern and character of the area and would have an incongruous appearance by reason of its general bulk and massing within the site, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017.