

Officer's Report

Application Number	HGY/2022/4210
Type	Householder planning permission
Location	65 Walpole Road, Tottenham, London, N17 6BH
Proposal	Proposed First Floor Extension Above Existing Ground Floor and Extension to Existing Rear Dormer Window
Case Officer	Sabelle Adjagboni
Valid Date	23/11/2022
Applicant	Mr A Loka
Agent	Mr Glynn Deakin

RECOMMENDATION

Refuse

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reason for refusal:

The proposal by virtue of its size, scale, sitting, form, and overall unsympathetic design would be overly dominant to the host building and out of keeping with the neighbouring local character, contrary to Policies DM1 and DM12 of The Development Management DPD 2017 and Policy SP11 of the Haringey Local Plan 2017.

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of a first-floor extension above an existing ground floor and extension to the existing rear dormer window.

Site and Surroundings

The application site is a semi-detached house at the edge of Walpole Road. It is not in a conservation area nor is it a listed building.

The houses on Walpole Road are in a small residential pocket created by the intersection between Walpole Road and Downhills Way. Currently, only the neighbours at No. 63 have a first-floor side extension, although of a smaller scale and different design than the proposal.

Relevant Planning and Enforcement History

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

HGY/2022/2092 | Proposed single storey rear extension and alterations following removal of existing conservatory. | Granted

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 2 letters. No representations were received.

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 includes a gable end which creates an overly dominant, bulky structure that is inconsiderate of the existing pitched roof design of the building and street scene. Furthermore, the proposal will create a loss in the symmetry on the street and will disrupt the neighbouring characteristic. Although the building is not listed or in a conservation area, the buildings in close proximity are listed and the proposal fails to respond to their design character.

Therefore, the proposal fails to respond positively to the street form and is insubordinate to the host building.

As such, the proposal is considered at odds with the above policies.

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 neighbours at No. 63 have some side windows. The proposal, by virtue of its design will create a corridor like effect on these neighbours leading to a loss in daylight, overshadowing, and sense of enclosure.

Therefore, the proposal will have a negative impact on the neighbouring amenity.

As such, the proposal is considered at odds with the above policies.

Conclusion

The proposal is overly dominant, bulky and out of keeping with the neighbouring character. Additionally, it will have a negative impact on the daylight and sense of enclosure of the neighbours.

Hence, the proposal considered unacceptable and cannot be supported.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted 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 for the following reason(s):

Refusal Reasons:

The proposal by virtue of its size, scale, sitting, form, and overall unsympathetic design would be overly dominant to the host building and out of keeping with the neighbouring local character, contrary to Policies DM1 and DM12 of The Development Management DPD 2017 and Policy SP11 of the Haringey Local Plan 2017.