

Officer's Report

Application Number	HGY/2023/0369
Type	Householder planning permission
Location	83 Ferndale Road, Tottenham, London, N15 6UG
Proposal	Erection of first floor extension
Case Officer	Laina Levassor
Valid Date	06/02/2023
Applicant	mr Hertzka
Agent	mr Moses David Motzen

RECOMMENDATION

Refuse

PLANNING HISTORY

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

SITE DESCRIPTION

The subject site is a two a storey dwelling located on the northern side of Ferndale Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building. The surrounding area is predominantly residential and located within the area defined as being within the House Extension in South Tottenham SPD (2013).

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

PROPOSED DEVELOPMENT

This application proposes the erection of an extension at first-floor level.

ANALYSIS & ASSESSMENT

The application site is located within the designated area identified in Haringey SPD House Extension in South Tottenham' (2013). The SPD provides additional guidance on the design of house extensions to meet the need for providing additional habitable accommodation for large families in this part of the Borough.

The proposed extension is sited above the existing ground floor extension, creating a partial two-storey element to the rear. This form of development is not supported by the SPD and is generally discouraged for the preservation of daylight sunlight and from overlooking to neighbours.

The application is part of a terrace of properties none of which have first floor rear extensions. Where such extensions are approved they are normally proposed in tandem with an adjoining property, echoing the type of twos storey outrigger that are a feature of some late Victorian/Edwardian era suburban housing. As well as looking less incongruous this approach avoids the negative impacts on neighbouring amenity that occurs when small terraced properties are extended at first floor individually. As proposed the design and form of the proposed extension would appear an incongruous and

obtrusive form of development at odds with the rest of the terrace that the application property forms a part of, contrary to local policies DM1 & DM9. and the guidance contained within the House Extension in South Tottenham SPD 2013).

It is considered that the siting and scale of the proposed extension would have an overbearing relationship with neighbouring properties and result in a harmful impact to neighbouring amenity, impacting outlook, daylight and overshadowing, contrary to amenity policies set out in DM1, DM9 & DM12 of the Development Management Development Plan Document 2017.

Refusal Reasons:

The proposed extension, due to its height, overall size, bulk and massing would have an overbearing appearance and a negative impact on the outlook, sense of enclosure and daylight to the rear of adjoining properties, to the detriment of the occupiers residential amenity, contrary to Policy SP11 of the Haringey Local Plan 2017, Policy DM1 and DM12 of The Development Management DPD 2017 and Policy D6 of the London Plan 2021.

The proposed development by reason of its design, scale, bulk and massing within the site would appear an obtrusive and incongruous form of development out of keeping with the pattern of development in the area and detrimental to local visual amenity, contrary to Policies SP2 and SP11 of the Haringey Local Plan, Policies D1 and DM12 of Haringey's Development Management DPD and Policy D6 of the London Plan 2021.

Informatives:

- **INFORMATIVE: Pre- application Advice**
Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.
<https://www.haringey.gov.uk/planning-and-building-control/planning>