

Officer's Report

Application Number	HGY/2023/0374
Type	Householder planning permission
Location	Ground Floor Flat, 462 West Green Road, Tottenham, London, N15 3PT
Proposal	Erection of First Floor Rear Extension to Existing Ground Floor Flat
Case Officer	Zara Seelig
Valid Date	07/02/2023
Applicant	Mr and Mrs Odysseus and Maria Papadopoulos
Agent	Ms Rie Nijo

RECOMMENDATION

Refuse

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for an erection of a first floor rear extension to existing ground floor flat.

Site and Surroundings

The application site is a three storey mid-terraced building consisting of a retail unit to the front of the ground floor and two self contained flats on the ground floor to the rear of the building and at first and second floor levels, situated on the Northern side of West Green Road. 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:

HGY/2010/1372 - Conversion of property into 2 x two self contained flats and erection of 2nd storey rear extension. - Refused permission

HGY/2012/0036 - Erection of rear ground floor extension replacing existing garage, and conversion of existing 2 bed flat to form 2 x one bed flats and 1 x studio flat - Granted permission (with conditions)

HGY/2012/1307 - Approval of Details pursuant to Condition 4 (refuse, waste storage and recycling) attached to planning reference HG/2012/0036 - Approved

HGY/2014/1164 - Change of use of property from A1 (retail) to A2 (accountancy offices) - Granted permission (with conditions)

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 21 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; and
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 simple in terms of design with materials to match the application building. First floor rear extensions of a similar design have been constructed within the row. The proposal would 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 due to the additional height surrounding the existing enclosed ground floor patio and windows, would impact, by way of overshadowing and loss of daylight/sunlight, the patio space on ground floor, which is already a limited space. In addition, the windows that are served by the patio would result in a loss of daylight/sunlight from this additional massing. Furthermore due to the design of the first floor extension there would be an element of mutual overlooking/loss of privacy at first floor from the close proximity of the habitable room windows at this level, allowing views directly into bedrooms at a very close distance. As such the proposal is considered unacceptable in terms of loss of natural light to the ground floor windows and patio and impacting upon privacy at first and ground floor level, resulting in views into windows.

Conclusion

The proposal is considered unacceptable due to its design and impact on neighbouring amenity 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: for the following reason(s):

Refusal Reasons:

The proposed development would have an adverse impact of overshadowing and loss of natural light on the users of the patio space at ground floor level and the windows served by this patio space. In addition, there would be overlooking/loss of privacy, due to the close proximity of first floor habitable room windows, allowing views into windows at ground and first floor, This would be detrimental to the amenities of the inhabitants of the flats located at this site, contrary to policies DM1 of The Development Management DPD 2017 and London Plan Policy D6.