

Officer's Report

Application Number	HGY/2022/3358
Type	Full planning permission
Location	1, Beechfield Road, London, N4 1PD
Proposal	Erection of external lift on west elevation and alterations to main roof including the provision of 3no. solar panels and 2no. rooflights to the front elevation. Loft conversion to include door within encased lift and 2no. windows. First floor extension on top of side garage.
Case Officer	Cameron Sturges
Valid Date	20/09/2022
Applicant	Mr Keith Empson
Agent	Miss S Ekanda

RECOMMENDATION

Refuse

1. Site Description

The application site features a two-storey end-of-terrace house located on the corner of Beechfield and Ashfield Roads. The property has had numerous extensions with a recent approval enabling the erection of a two-storey lift. Surrounding development is characterised by traditional terrace properties. The application site is not located in a conservation area.

2. Policies and Constraints

The policies and constraints related to the application site are outlined below:

- Family Housing Protection Zone Policy DM16;
- Article 4 Direction for HMO's Policy DM17; and
- Critical Drainage Area Policy DM26.

3. Relevant Planning and Enforcement History

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

DEP/2022/0222 - Departure from Approved Drawings/Plan. In progress.

HGY/2021/1376 - Erection of a two-storey extension to the side of the building to accommodate a disabled lift. Approved - 12/07/2021.

HGY/2008/0647 - Erection of first floor side extension and restructuring of main roof including the provision of a solar panel and insertion of 4 rooflights, 2 to the rear and 2 to the front. Approved - 23/04/2008.

HGY/2008/0174 - Erection of side first floor extension above existing garage. Refused - 25/02/2008.

OLD/1980/0069 - Erection of first floor rear extension. Approved – 14/02/1980.

OLD/1979/0070 - Erection of single garage & rear extension and alterations to front elevation. Approved - 25/05/1979.

OLD/1979/0781 - Erection of two storey rear extension. Refused – 12/10/1979.

OLD/1978/0065 - Conversion to form a dwelling house including alteration to front elevation. Approved – 19/05/1978.

OLD/1963/0033 - Erection and display of 3 public information panels. Approved – 03/10/1963.

4. Neighbour Consultations

1 objection was received from a neighbouring property, further summarised below:

- Severe loss of light in three rooms of our house, including a bedroom/office, contradicting policies outlined in various government plans, including the London Plan 2021.
- project is not in keeping with the area and will have a substantial negative impact on the surrounding area due to the location's visibility from 4 different roads and the local railway, again contradicting policies set out in plans such as the London Plan 2021.
- development will be the cause of a much larger weight bearing on our foundations along the party wall, increasing concerns of subsidence. Signs of subsidence have already begun to appear as current works have exceeded the original granted planning permission.

5. Planning Assessment

Principle of development

It is noted that this application is to construct a three-storey extension to the side of the building to accommodate a lift, with this exceeding the height of the approved lift by an additional floor. It is noted that the applicant describes that this is required to allow access to and from the proposed loft conversion.

Planning Officers have however sought the advice on the specific issue of need, with a Haringey Occupational Therapist confirming that the existing approval is sufficient to meet the needs of the applicant's daughter and that the extension to the lift is not required for the purposes of providing support.

As such it is viewed that there are no overriding or specific circumstances to allow such a structure, as the size and configuration of the existing house, and the provision of a lift, as consented, serve to provide an acceptable standard of accommodation and level of access.

Design & appearance

As per application reference: HGY/2021/1376 consent was granted for the erection of a two-storey extension to the side/ rear of the building to accommodate a disabled lift which would be light-weight in appearance and largely glazed, comprising 5mm thick glass, aluminium framing, and box-section steel columns & beams. This is located on the side of the building facing Ashfield Road.

Such works as consented were viewed to be a relatively small intervention, given the extension would be tucked into the side of the building. The lift structure as however now being built, projects an entire floor above this height making this a highly visible and incongruous feature, jarring and being harmful to the traditional pattern of development to this area, namely two-storey houses with pitched roofs and subservient outriggers.

Impact on amenity

Due to the siting and location of such a lift on this corner site, sufficiently set in from the boundary with No 3 Beechfield Road, Officers are satisfied that it would not create any adverse effects in terms of loss of light or loss of privacy.

Notwithstanding such comments about immediate residential amenity, as per the discussions above in relation to the siting and height of such a structure, over and above that already allowed, it is viewed that harm to visual amenity is caused, i.e. given the structure would be highly visible and appear stark and dominant in relation to this end of terrace house.

7. Conclusion

The proposal is considered unacceptable in respect of its appearance and will have a detrimental impact on the street scene as well as the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

8. RECOMMENDATION

REFUSE PERMISSION

Refusal Reasons:

The lift extension, above that already allowed, would be clearly seen within the streetscene by virtue of its prominent siting, height, bulk and design and would appear stark and dominant in relation to this end of terrace house, as well as harmful to the established character of the area and visual amenity, contrary to Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM12 of the Haringey Development Management DPD (2021).