

Officer's Report

Application Number	HGY/2023/0682
Type	Householder planning permission
Location	4 Antill Road, Tottenham, London, N15 4AS
Proposal	Proposed ground floor wrap around extension and mansard roof extensions.
Case Officer	Zara Seelig
Valid Date	09/03/2023
Applicant	Mrs Asmeret and Grmay Yohannes and Gebreyesus
Agent	Mr Sam De Silva

RECOMMENDATION

Refuse

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for a proposed Ground floor Wrap Around Extension, Mansard Roof Extension.

Site and Surroundings

The application site is a two storey mid-terraced dwelling situated on the Eastern side of Antill 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

There is no planning history in relation to the site.

LOCAL REPRESENTATIONS

The application has been publicised by way of 10 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:

Objecting: 2

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:

- Mansard Roof is out of keeping
- Loss of light to neighbouring properties from rear extension
- No footings should encroach neighbouring properties
- Impacts on sewerage/drainage from increase in size of dwelling
- Concerned that the application dwelling will be converted to an HMO
- Parking demand increase due to property being extended
- Removal of trees may cause stability issues to neighbouring properties

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, the mansard roof, due to its design, would adversely impact the street scene, appearing at odds with every other property within Antill Road. The mansard roof gives the appearance of an additional floor, it appears excessive due to its bulk, scale and mass and is not a subordinate addition appearing overly dominant and incongruous. The proposed rear wrap around extension element is excessive and exceeds other development within the terrace. 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 measures 2.6 metres in height along the boundary with no. 6 with a depth of just under 9 metres. The proposal would have an overbearing impact on this neighbouring property and

would cause a sense of enclosure of the ground floor rear window closest to the boundary line with the application dwelling. In addition, there would be an adverse impact for future occupiers, as the 'open space' area shown between the dining room and downstairs toilet would cause a loss of daylight/sunlight to the central part of the property, mainly the dining room. The proposal would therefore adversely impact the amenities of these neighbouring properties and future occupiers by reason of overbearingness, sense of enclosure and loss of daylight/sunlight.

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

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):

1. The proposed development would be out of keeping with the general pattern and character of the area by reason of its design, impact on the street scene and general size, 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.
2. The proposed development by reason of its height and depth along the boundary line with no. 6 would have an overbearing impact and cause a sense of enclosure, being detrimental to the amenities of this neighbouring property, contrary to policies DM1 of The Development Management DPD 2017 and London Plan Policy D6.
3. The proposed development, by reason of the loss of daylight/sunlight caused to the central part of the property, would adversely impact the amenities of future occupants of the development, contrary to policy D6 of the London Plan 2021 and policy DM12 of the Haringey Development Management DPD 2017.

Refusal Reasons:

The proposed development by reason of its design, height, bulk, massing and general scale, would appear an obtrusive and incongruous form of development, out of keeping with the general pattern and character of the area, and detrimental to local visual amenity contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of the Development Management DPD 2017 and Policy D3 of the London Plan 2021.

The proposed development by reason of its height and depth along the boundary line with no. 6 Antill Road would have an overbearing impact and cause an increased sense of enclosure, to the detriment of the amenities of this neighbouring property, contrary to policies DM1 and DM12 of the Development Management DPD 2017 and London Plan Policy D6.

The proposed development, by reason of the loss of daylight/sunlight caused to the central part of the property, would adversely impact the amenities of future occupants of the development, contrary to policy D6 of the London Plan 2021 and policy DM12 of the Haringey Development Management DPD 2017.