

Officer's Report

Application Number	HGY/2023/0780
Type	Householder planning permission
Location	130 Manor Road, Tottenham, London, N17 0JE
Proposal	Two storey side extension, roof extensions and ancillary outbuilding
Case Officer	Zara Seelig
Valid Date	20/03/2023
Applicant	c/o Agent
Agent	Zoe Tozer

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for a two storey side extension, roof extensions and ancillary outbuilding

Site and Surroundings

The application site is a two storey end of terrace dwelling situated on the Northern side of Manor 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.

- None

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 19 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 Councillors made representation:

- Cllr John Bevan:

Very prominent site and as such the design and materials needs to enhance this site and blend in with the adjacent.

- have concerns as to an acceptable standard of light, overlooking and single aspect issues that may impact from this development and loss of amenity space.

- over development of this site with negative effects on the adjacent area

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;
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 an overdevelopment of the site, the dormer is not set in and so it does not appear subordinate and appears overly dominant. The proposed two storey side/rear extension would be visible from the street, it would alter the character of the application dwelling, losing the characteristic outrigger. There are no other examples of similar side extensions within the row and the proposal exceeds the development of other properties within the row. The proposed outbuilding, although large in size, is simple in its design and would be conditioned to ensure it remains ancillary to the application dwelling. The proposal would not be considered acceptable in terms of design regarding the rear dormer and two storey side/rear extension.

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 proposed two storey side/rear extension would be set in from the boundary line with adjacent neighbouring property of no. 132 by 2.8m at the closest point. This is considered an acceptable distance so as to not adversely impact the amenities of this neighbouring property. The rear dormer would cause no more of an impact on neighbouring amenity than a dormer allowed under permitted development. Due to the location of the outbuilding, there would be no impact to neighbouring amenity. The proposal would therefore not adversely impact the amenities of neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

Other matters

It is noted that there are inconsistencies with the plans, the proposed site/block plan shows the garden has been divided and named 'Flat 1 Garden' and 'Flat 2 Garden' with the side entrance being separated into two entrance doors. The floor plans show it as a single residential dwelling and no planning appears to have been sought for any conversion to two flats. From the plans, it appears 'Flat 2 Garden' serves the outbuilding, appearing it to be proposed as a second residential dwelling.

Conclusion

The proposal is considered unacceptable due to its design 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

1. The proposed development would be an overdevelopment of the site by reason of its general bulk and massing within the site. The proposal would adversely impact the street scene and is out of character with the application dwelling and other surrounding properties, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017.

Refusal Reasons:

The proposed development would be an overdevelopment of the site by reason of its general bulk and massing within the site. The proposal would adversely impact the street scene and is out of character with the application dwelling and other surrounding properties, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017.