

Officer's Report

Application Number	HGY/2023/0321
Type	Full planning permission
Location	52 Coniston Road, Tottenham, London, N17 0EX
Proposal	Retrospective planning application for single storey rear extension.
Case Officer	Sabelle Adjagboni
Valid Date	27/03/2023
Applicant	MRS Pratima Rambojun
Agent	MR KENAN KARA

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Description of Development

Retrospective application for a single storey rear extension.

Site Description

The application site is a two-storey mid terrace dwelling situated on the Western end of Coniston Road. The site is not located within a conservation area nor is it a listed building.

Relevant Planning and Enforcement History

HGY/2022/4486 | Certificate of lawfulness proposed use: 6m Ground floor single storey extension | Granted.

HGY/2022/1585 | 52 Coniston Road London N17 0EX Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m | Prior Approval Not Required.

Consultation response

1 neutral comment from Councillor Bevan detailed as follows:

- Compliance with size standards of the London Plan
- Inadequate standard of light
- Overlooking
- Loss of amenity space
- Change to the existing property which would in effect result in the permanent loss of a family housing unit - potential of breach of article 4 direction - HMOs.

LOCAL REPRESENTATIONS

The application has been publicised by way of 6 neighbour letters. No representations were received in relation to this proposal.

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 original permission was granted under the permitted development – prior approval route and was therefore not subject to planning assessment by officers. The approved development was for a single-story rear extension with a depth of 6m and a width of 3.97m for which the maximum height would be 3.15m. The approved extension was already of a substantial scale and the current scheme proposes to be even bigger than that.

The new proposed extension is 5.98m deep, 4.97m wide with a height of 3m. The height and depth are slightly lower than in the previous scheme. However, the width is increased by 1m.

The scale of the proposed extension is considered to be overly large, dominant and insubordinate to the host dwelling. Additionally, although many rear extensions can be seen close to the application site, none is of the same bulk as proposed.

Therefore, the proposal would significantly detract from the character and appearance of the host dwelling and neighbouring area.

As such, in design terms, the proposal is considered at odds with the above policies.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 will 3m high on both boundaries at a depth of approximately 6m.

On the boundary with No. 54, the proposed extension will be about 2.3m deeper than their existing extension. At a height of 3m, the proposal will have a detrimental impact on their daylight and sense of enclosure.

The neighbours at No. 50, on the other hand currently do not have an extension. Therefore, the new proposal will be about 6m deep and 3m high right in their boundary. This is considered to be excessively overbearing and unsympathetic and will have a detrimental effect on their daylight and sense of enclosure.

As such, in terms of amenity, the proposal is considered at odds with the above policies.

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.

CONCLUSION

The proposal is considered unacceptable in terms of design, impact on neighbouring amenity and complies with relevant planning policy. It is therefore recommended that planning permission be refused for the following reason(s):

Refusal Reasons:

The proposed development by virtue of its mass and bulk would lead to a built form of an incongruous scale that would detract from the appearance of the original dwelling and harm the character and appearance of the area, as well as having a negative impact on neighbouring residential amenities by reason of its overbearing appearance and its creating an increased sense of enclosure, contrary to Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's Development Management DPD (2017).