

Officer's Report

Application Number	HGY/2023/0932
Type	Householder planning permission
Location	20 Ermine Road, Tottenham, London, N15 6DB
Proposal	Erection of a three storey side extension together with provision of a front balcony (as approved by application HGY/2021/3490) together with front infill extension.
Case Officer	Zara Seelig
Valid Date	31/03/2023
Applicant	C/O agent Ermine View Ltd
Agent	Mr. Shloime Godlewsky

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Erection of a three storey side extension together with provision of a front balcony (as approved by application HGY/2021/3490) together with front infill extension.

Site and Surroundings

The application site is a three storey end of terrace building consisting situated on the western side of Ermine 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 an extensive amount of planning history on the site, the below is most relevant:

HGY/2023/0892 - Rear dormer and front roof lights (Certificate of lawfulness) – Lawful

HGY/2022/1027 - Erection of single storey rear extension (approved under application HGY/2021/3576) together with proposed wrap-around single storey element. Erection of three storey side extension (approved under application HGY/2021/3490) together with proposed front extension and front balcony across the full width. – Refused permission

HGY/2021/3310 - Erection of a single storey extension which extends beyond the rear wall of the original house by 3.4m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.7m – Refused permission

HGY/2021/3490 - Erection of a three storey side extension together with provision of a front balcony – Approved (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 7 neighbour consultation letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

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 largely approved under application reference HGY/2021/would be out of character with the pattern of development within the street and upset the symmetry within the street scene, the frontage is very uniform. 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 would not impact the neighbouring amenity due to its size and location. The proposal would not adversely impact neighbouring amenity by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

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

Refuse permission for the following reason(s):

Refusal Reasons:

The proposed development by reason of its design, size and massing would appear an incongruous form of development, out of character with the pattern of development within the street by reason, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017.