

Officer's Report

Application Number	HGY/2023/0869
Type	Householder planning permission
Location	11 Ermine Road, Tottenham, London, N15 6DB
Proposal	Erection of part ground and first floor rear extension
Case Officer	Zara Seelig
Valid Date	28/03/2023
Applicant	Mike Kahan
Agent	Mr. Heshy Friedman

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

- Erection of part ground and first floor rear extension

Site and Surroundings

- The application site is a three storey mid terrace building 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

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

HGY/2023/0532 - Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m – Not required

HGY/2023/0533 - Certificate of lawfulness for a proposed dormer extension on the property's rear roof slope and roof lights on the front roof slope. – Lawful

HGY/2023/0967 – Alterations to the front elevation and enlargement to front balcony – Current application

HGY/2023/0975 – Excavation of basement with rear lightwells under the rear extension – Current application

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 4 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 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, it is not subordinate and appears overly dominant. There are no other examples of first floor rear extensions within the row. 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 impact the neighbouring amenity of attached neighbouring property of no. 12 due to its height and depth and the proposal being built right up to the shared boundary with this neighbouring property. The proposal would appear overbearing and would therefore adversely impact the amenities of this neighbouring property.

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 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:

Refusal Reasons:

The proposed extension by reason of its overall size, height and massing would appear an overly bulky and incongruous form of development out of keeping with the pattern of development 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.

The proposed development by reason of its depth, height and close proximity to the shared boundary line with no. 12 Ermine Road would appear an overbearing and unneighbourly form of development, would cause overshadowing, a loss of sunlight and outlook and an increased sense of enclosure to the detriment of the neighbouring occupiers residential amenity and contrary to policies DM1 and DM12 of The Development Management DPD 2017 and London Plan Policy D6.