

Officer's Report

Application Number	HGY/2023/0785		
Type	Householder planning permission		
Location	5 Waltheof Avenue, Tottenham, London, N17 7PL		
Proposal	Erection of a first floor rear extension above the existing ground floor rear extension.		
Case Officer	Daniel Kwasi		
Valid Date	21/03/2023		
Applicant	Ms and Mr Rahman and Hussain		
Agent	Mrs K Cowan		

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a first-floor rear extension above the existing ground floor rear extension with a flat roof. The extension would provide 1no. additional bedroom.

Site and Surroundings

The application site is a two-storey mid-terrace dwellinghouse with bay window on both the ground and first-floor, a two-storey rear outrigger with a hipped roof, and an existing rear extension. The site is within the Tower Gardens Conservation Area. Lordship Recreation Ground located to the south of the site on Lordship Lane via Waltheof Avenue.

There is an example of a two-storey rear extension from the existing outrigger, at No.13 under OLD/1987/2012, which has been built. However, this was built at a time before the existing local plan was adopted, as well as preceding local plans.

Relevant Planning and Enforcement history

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

HGY/2023/0784 – Construction of a loft extension with a rear dormer and installation of two conservation rooflights on the front roof slope – Decision pending

Consultation response

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer: No response.

LOCAL REPRESENTATIONS

The application has been publicised by way 7 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: 0

Objecting: 0

Supporting: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area;
and
2. Impact on neighbouring amenity.

Design and impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The site is in Character Sub Area A of the Tower Gardens conservation area, which is a pre-WW1 cottage estate area. Both the east and west side of Waltheof Avenue were built around 1906-7. The area is recognised for the high degree of visual uniformity and visual coherence the two and three storey terrace rows display. The character and appearance of this conservation area has generally been maintained although it is acknowledged that one or two properties in the conservation area have had work done to the roof.

As mentioned above, there is another example of a two-storey rear extension at No.13 from the outrigger, however this was built at a time before the existing local plan was adopted, as well as preceding local plans. Also, it does not appear to complement the outrigger because of the flat roof being adjacent to the hipped roof and is at odds with the proportions and character of this terrace.

The proposed first-floor extension would have the same appearance as that at No.13. This addition would affect the uniformity of the terrace, which is important to its character. The bulk, massing and depth of the extension would by reason of its siting and bulk have an adverse effect on the character and appearance of the existing property, the uniformity and appearance of this original terrace and would not preserve or enhance the character and appearance to this part of Tower Gardens Conservation Area.

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 existing outrigger (as do outriggers in general) restrict conditions of light. By virtue of the position of No 7 due north, the introduction of such an extension would lead to undue overshadowing and a loss of light to the rear of this property.

The proposal is therefore not considered to be acceptable in amenity terms.

Conclusion

In summary the siting and bulk of the extension here would have an adverse effect on the character and appearance of the existing property, the uniformity and appearance of this original terrace and would not preserve or enhance the character and appearance of the Tower Gardens Conservation Area. Equally, such an extension would be harmful to the amenity of No 7 Waltheof Road, specifically leading to overshadowing and loss of light.

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.

RECOMMENDATION

REFUSE PERMISSION

For the following reason(s)

1. The proposed first-floor extension would by reason of its siting and bulk have an adverse effect on the character and appearance of the existing property, the uniformity and appearance of this original terrace and would not preserve or enhance the character and appearance of the Tower Gardens Conservation Area, contrary to London Plan (2021) Policy HC1, policies SP11 and SP12 of the Haringey Local Plan (2017), and policies DM1, DM9 and DM12 of Haringey Development Management DPD (2017).
2. The proposed first-floor extension by virtue of siting and orientation in relation to No 7 Waltheof Road would result in undue overshadowing and a loss of light to the rear of this property, resulting in undue harm to the neighbouring amenity, contrary to policies DM1 DM12 of the Haringey Development Management DPD (2017).