

Officer's Report

Application Number	HGY/2023/0615
Type	Householder planning permission
Location	70 Beechfield Road, Tottenham, London, N4 1PE
Proposal	Single storey rear infill extension
Case Officer	Sabelle Adjagboni
Valid Date	01/03/2023
Applicant	Mr Avigdor Junger
Agent	Mr Joshua Valler-Feltham

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for erection of a single storey rear side infill extension.

Site and Surroundings

The application site is a two-storey terraced house located on the Northern end of Beechfield Road. It is not in a conservation area nor is it a listed building.

Many houses on the street currently have side and rear extensions. The site currently has a rear extension.

Relevant Planning and Enforcement History

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

HGY/2023/0019 | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m | Not required.

HGY/2022/4008 | Formation of rear dormer and outrigger roof extension. | Permitted Development.

HGY/2022/4010 | Loft conversion with rear dormer, ground floor rear wrap-around extension | Approve with conditions.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 10 letters. Two objections were received by the neighbours at No. 72 and 76 Beechfield Road.

The points raised include:

- Incomplete and Misleading Plans
- Cumulative Overdevelopment (in addition to previous applications)
- Out-of-Character Development
- Lack of Proper Consultation

Officer comments:

The previous applications, just like the current one have been assessed on their merit and in accordance with planning policy. Officers are satisfied that the plans provided with the current application are sufficient for its assessment.

Regarding consultation, letters were sent to all relevant parties. However, just as with any postage service, the council (sender) cannot guaranty that the letters are delivered/received as this is the responsibility of the post office.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and appearance

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 proposed side extension is of a substantial depth which is approximately 7.9m. It fully infills the side of the house and extends beyond the existing rear extension by about 1.6m. The extension features a flat roof at height of 3m which is also higher than the existing rear extension which is about 2.75m at its highest point.

There are a variety of extension types and sizes along the rear of this terrace and the proposal would not be considered out of place.

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 residents.

On the boundary with No. 68, the proposed extension would add an excessive mass of 3m in height over a depth of approximately 7.9m. This would create a tunnelling effect which would negatively impact the daylight and sense of enclosure of these neighbours.

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

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted 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 development by virtue of its size, mass and siting, in particular its height and depth along the boundary with no.68 Beechfield Road, would have an overbearing and unneighbourly impact on the occupiers of that property, resulting in an increased sense of enclosure, and loss of outlook, to the detriment of their residential amenity, contrary to Policy D4 and D6 of the London Plan (2021), Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's Development Management DPD (2017).