



Officer Report

Application Number:	HGY/2023/0963
Application Type:	Householder planning permission
Address:	190 Wightman Road, Hornsey, London, N8 0BU
Proposal:	Enlargement of existing basement, proposed lightwell with stairs and entrance door to reformed basement and extension of existing bay window down to lightwell.
Case Officer:	Ben Coffie
Valid Date:	23/06/2023
Applicant:	Mr John Kearney
Agent:	Mr J P BLAKE & CO. Blake

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

1. Proposed development

1.1 This is an application for the enlargement of existing basement, creation of a lightwell with stairs and entrance door to reformed basement and extending existing bay window down to lightwell.

Site and Surroundings

1.3 The site is an existing two storey terrace dwelling located on the east side of Wightman Road. The site is not located in a conservation area nor is it a listed building.

Consultation response

N/A

2. LOCAL REPRESENTATIONS

2.1 No 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
Neither: 0

3. MATERIAL PLANNING CONSIDERATIONS

3.1 The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance;
2. Impact on neighbouring amenity;
3. Basement development.

Design and Impact on the character and appearance

3.2 London Plan (2021) policies emphasise the importance of high-quality Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

3.3 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

3.4 The proposal seeks to make alterations to the frontage of the dwelling to create a front lightwell with a continuance of the bay feature at lower ground level. The proposed lightwell would take up the full dimension of the front forecourt and would accommodate a new stair access to the basement from the front through a new door.

3.5 The basement enlargement would be within the parameter of the footprint of the dwelling and not concerns are raised against it. The proposed basement extension would not harm the architectural character of the building and the character and appearance of the area.

3.6 With regards to the proposed lightwell, this element of the proposal would be unacceptable due to its size and its deepness. The lightwell would effectively create a fully sunken front forecourt with the main access suspended. Given that lightwells are not an established feature of this street, the lightwell and element of the exposed basement floor here as well as the railings to enclose the lightwell and new stairs would be an uncharacteristic and would materially change the appearance of this property as viewed from within the street.

3.7 Overall, it is viewed that the front lightwell by virtue of its size and location would fail to be a discrete feature and rather would unacceptably harm the character and appearance of the host property, the streetscene and the character and appearance, in conflict with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF.

Impact on neighbouring amenity

3.8 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.

3.9 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.

3.10 The proposed extension will not affect the amenity of neighbouring occupiers due to its acceptable height, scale and bulk. Equally the proposed basement would not have any amenity impacts due to its location below natural ground level.

3.11 Consequently the development would have no adverse impact on conditions of daylight/sunlight and outlook, nor would it leave to an increase sense of enclosure.

3.12 As such, given the above the proposed development is considered acceptable in the context of policy D6 of the London Plan and policy DM1 of the DPD and Policy DH3 of the Highgate Neighbourhood Plan (HNP) 2017.

Basement Impact

3.13 DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

3.14 A Basement Impact Assessment (BIA) has not been submitted with this application. It is however accepted that the extent of works here are not significant. The subtext of this policy recognises that for basement development where appropriate, applicants will need to submit specific information to demonstrate that these issues can and have been addressed.

3.15 The property already has a basement area which is a common feature to properties of this period. The works proposed here is to enlarge the footprint of the house. The works here are not considered to represent a significant structural stability hazard, on the grounds of using industry standard underpinning in advance of the excavation works. Such works would be similar to typical underpinning works/ foundations repair to a party wall.

3.16 Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works here would need to satisfy building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In this instance a condition could be imposed by the LPA subject to the approval of this application to ensure that such works are overseen by a suitably qualified engineer

3.17 Overall, the works will not adversely affect the structural stability of the application building or neighbouring buildings; will not increase flood risk to nearby properties and avoids harm to the established character of the area and neighbouring amenity, consistent with the requirements of policy DM18 and policy DM24.

Conclusion

The proposed extensions are considered unacceptable in design terms, with the character and appearance host dwelling.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

Refusal Reasons:

The proposed front lightwell by virtue of its size and location would take up too large a proportion of the property's frontage, and would appear a cramped form of development and an incongruous feature in the streetscene that would unacceptably harm the character and appearance of the host property and streetscene contrary to policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, policies SP11 & SP12 of Haringey's Local Plan Strategic Policies 2017 and policy D3 of the London Plan 2021.

The front lightwell would take up too large a proportion of the property's frontage, leaving no space for refuse storage contrary to policy DM4 of the Development Management, Development Plan Document 2017.