



Officer Report

Application Number:	HGY/2022/4234
Application Type:	Householder planning permission
Address:	231 Wightman Road, Hornsey, London, N8 0BA
Proposal:	Erection of single storey side/rear extension - Not Proceeded With
Case Officer:	Laina Levassor
Valid Date:	28/11/2022
Applicant:	Waleed Hassan
Agent:	Mr. Bilal Ahmad

RECOMMENDATION

Refuse

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

CONSULTATION RESPONSES

One objection was received, the following concerns are considered material to this application and are addressed in the next section of this report:

- Increased sense of enclosure
- Overlooking
- Loss of light and outlook

ANALYSIS/ASSESSMENT

This application proposes the erection of a single storey rear extension infilling the space between the original two storey outrigger and the shared boundary of No.233. The extension adjoins a small existing offshoot, creating an additional 6.5m depth to match the building line of the outrigger. The proposal enables internal alterations for the provision of a bedroom and disabled bathroom for use by occupants who require specialist alterations to make the house a liveable space. The extension features a sloped roof at 3.1m in height on the boundary, stepping to 4m where adjoining the flank wall of the outrigger.

While the orientation of the site means that there is unlikely to be any material loss of daylight or sunlight, the height of the extension as currently proposed would have an overbearing relationship with the neighbouring property at 233 Wightman Road, resulting in an unacceptable loss of outlook and increased sense of enclosure. This is exacerbated by what appears to be a significant level difference between 231 and 233 Wightman Road.

It is considered that by virtue of the depth and height of the extension, it would have an adverse effect on the amenity of neighbouring residents, leading to a material loss of light and outlook and an increased sense of enclosure and as such is contrary to the amenity considerations set out in Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.

Refusal Reasons:

It is considered that by virtue of the depth and height of the extension, it would have an adverse effect on the amenity of neighbouring residents, by reason of its overbearing appearance, material loss of outlook and an increased sense of enclosure and as such is contrary to the amenity considerations set out in Policies D3 & D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM12 of Haringey Development Management DPD 2017.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>