



Officer Report

Application Number:	HGY/2023/1665
Application Type:	Householder planning permission
Address:	79 Wargrave Avenue, Tottenham, London, N15 6TU
Proposal:	Erection of ground floor addition to existing rear extension of 2.2m with an eaves height of 3m and a maximum height of 3.7m.
Case Officer:	Oskar Gregersen
Valid Date:	23/06/2023
Applicant:	Chiam Goldman
Agent:	Mr Moses David Motzen

RECOMMENDATION

Refuse

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for an additional 2.2m extension with Sukkah Roof to an existing rear addition to No. 79 Wargrave Avenue approved under reference HGY/2002/1031. The total depth of the extension would be 7m along the boundary with No. 81 Wargrave Avenue with a height of 3.6m along the boundary.

Officers note that an application has been approved (HGY/2023/1564) for a 1m addition to an existing rear extension (HGY2002/1031) that would see the total depth of the rear extension going from 5m to 6m with the same maximum and eaves heights.

Site and Surroundings

The application site is a two-storey, mid-terrace, residential dwellinghouse, set within the area covered by the South Tottenham SPD. The area is typified by a wide variety of building types with some having bay windows, some with triangular gables on the front roof slope, with a wide range of development in the form of Type-1, 2, and 3 extensions nearby.

The site is not located within any conservation area, nor is it locally listed.

Relevant Planning and Enforcement History

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

HGY/2023/1564 | Erection of single-storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m
Approve

HGY/2023/0582 | Joint first floor rear extension at 77 & 79
Approve w/ conditions

HGY/2002/1031 | Erection of a single storey rear extension and dormer window to roof slope
Approve w/ conditions

HGY/2002/0972 | Erection of dormer window to both front and rear elevations
Approve w/ conditions

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- No responses

External:

- No responses

LOCAL REPRESENTATIONS

The application has been publicised by way of 19 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

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:

- No responses

The following issues raised are not material planning considerations:

- No responses

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.

Permission is sought for an additional 2.2m deep extension to an existing 5m rear extension approved under (HGY/2001/1031). The proposed addition would have the same eaves height as the existing rear extension, and would have a sukkah roof (as is typical for extensions in South Tottenham), that would see the maximum height at 3.8m, and would be 3.6m along the boundaries with neighbouring properties.

Officers note that the properties in this area of South Tottenham have small gardens, and the application site has already covered half of this garden with a rear extension. Local Plan (2017) Policy SP11 and DPD Policy DM1 require that applications respond sensitively to their surrounding context. It is deemed that the additional 2.2m added to the existing extension, leading to a total length of 7m along the boundary with No. 81 Wargrave Avenue would appear incongruous and would not be in line with the pattern of development in the area.

Officers deem that the creation of a 2.2m addition, half the width of the existing extension, would introduce an incongruous feature that would cover much of an already small outside area, constituting an overdevelopment of the site contrary to policy. As such, the proposal cannot be supported in design terms.

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 proposal would see a 2.2m addition along the eastern boundary of the site, for half the width of the existing rear extension. DPD Policy DM1 requires proposals not to create a sense of enclosure and not to be detrimental to neighbouring amenity. Officers note that the neighbouring property at No. 81 has a temporary lean-to structure that protrudes a short distance from the extant extension. The proposed extension would protrude an addition 2.2m along this boundary, creating a 3.6m wall a further 2.2m along this boundary.

Given that the lean-to structure in place at No. 81 Wargrave Avenue appears to be temporary, it stands to reason that it would be removed at any time, and thus Officers deem that an additional

wall 2.2m in depth and 3.6m in height would appear overbearing and would create a sense of enclosure contrary to policy.

Conclusion

The proposal is considered not acceptable as, by virtue of its scale and massing, would introduce an incongruous feature that would lead to an over development of the site and would create a sense of enclosure for neighbour's contrary to Local Plan Policy SP11 and DPD Policy DM1.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/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

For the following reason(s)

Refusal Reasons:

The proposed development, by virtue of its scale and massing, in conjunction with existing extensions to the property would result in an excessive coverage of the e property's original rear garden, giving the site a cramped and overdeveloped appearance to the detriment of local visual amenity contrary to Policy SP11 of Haringey's Local Plan (Strategic Policies) DPD (2017) and Policy DM1 & DM12 of Haringey's Development Management DPD (2017).

The proposed development, by virtue of its scale and massing, in conjunction with existing extensions to the property would create an overly bulky structure along the boundary with the neighbouring property, resulting in an overbearing form of development and increased sense of enclosure that would be detrimental to neighbouring residential amenity contrary to Policy SP11 of Haringey's Local Plan (Strategic Policies) DPD (2017) and Policy DM1 & DM12 of Haringey's Development Management DPD (2017).