



Officer Report

Application Number:	HGY/2023/2201
Application Type:	Full planning permission
Address:	76 Lealand Road, Tottenham, London, N15 6JT
Proposal:	(Joint Application for 74 & 76) Erection of first floor rear extensions at No. 74 & 76, construction of additional storey (Type 3 extension) and erection of single storey rear extension at No.76.
Case Officer:	Laina Levassor
Valid Date:	22/08/2023
Applicant:	Ben Green
Agent:	Mr. Heshy Friedman

RECOMMENDATION

Refuse

PLANNING HISTORY

74, Lealand Road, London, N15 6JT, London

HGY/2017/2012 - Not required

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

HGY/2017/1579 - Refuse

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

HGY/2009/1326 - Approve with Conditions

Erection of front and rear dormer with insertion of 2 x velux windows to front elevation.

76 Lealand Road, Tottenham, London, N15 6JT

HGY/2023/0625 - Refuse

Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m

HGY/2023/1087 - Approve

Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.15m and for which the height of the eaves would be 3m

HGY/2023/1086 - Approve

Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.95m and for which the height of the eaves would be 2.8m

HGY/2023/0624 - Approve with Conditions
Erection of "Type 3" roof extension

SITE DESCRIPTION

This application relates to neighbouring dwellings located on the southern side of Lealand Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building. The surrounding area is predominantly residential and located within the area defined as being within the House Extension in South Tottenham SPD (2013).

ASSESSMENT

Construction of 'Type 3' extension at No.76

The application site is located within the designated area identified in Haringey SPD House Extension in South Tottenham' (2013). The SPD provides additional guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the Borough.

The SPD sought to provide clear and consistent guidance on the form of roof extension defining three approved ways in which homes may be approved at roof level. This proposal is for a Type 3 second floor extension and given its location, the principle of this type of extension is acceptable subject to the design detailing.

Located at roof level, the proposal (inclusive of the proposed rooflights to the front and rear elevation) is characteristic of other such extensions in the vicinity. The proposal would accord with the aims and objectives of the SPD 'House Extensions in South Tottenham' (2013) and would not have any significant harm to the amenities of the adjoining neighbours and character of the street-scene.

The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

Erection of single storey rear extension at No.76

The proposed single storey extension would project 6m from the rear elevation, measuring 3.3m in height.

An application for prior approval for a similar-sized extension was approved in 2017 however this was never implemented.

The extension would match the existing extension at No.76 and is therefore not considered to present harm to this neighbouring property.

No.78, however, does not benefit from any rear extensions and it is considered that an extension of this height and depth along the adjoining boundary would have an adverse effect on the amenity

of neighbouring residents by reason of a material loss of light and outlook and increased sense of enclosure and thereby is contrary to the amenity considerations set out 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.

This element of the proposal is not considered acceptable in amenity terms.

Erection of first floor rear extensions

Proposed to both sites is the erection of first floor rear extensions.

The proposed first floor extension would be sited above an existing ground floor extension at No.74, creating a partial two storey element to the rear.

In order to erect such an extension at No.76, a ground floor extension would be required however, as proposed this would not be acceptable.

The erection of first floor rear extensions are not supported by the SPD and are generally discouraged for the preservation of daylight, sunlight and overlooking of neighbours. However, in this case, submitting the application jointly has allowed the first floor extension to be pulled in sufficiently from the boundaries to void appearing overbearing or impacting on the outlook, sense of enclosure or daylight/sunlight of the neighbours either side of the joint application site, while building the extension together mitigates impacts on either of the properties making up the application site.

CONCLUSION & RECOMMENDATION

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the following reason:

Refusal Reasons:

The proposed ground floor extension to No.76, would have an adverse effect on the amenity of neighbouring residents by reason of a material loss of light and outlook and increased sense of enclosure and thereby is contrary to the amenity considerations set out 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>