



Officer Report

Application Number:	HGY/2023/2092
Application Type:	Householder planning permission
Address:	29 Riverside Road, Tottenham, London, N15 6DA
Proposal:	Erection of a 2.5m first floor rear extension
Case Officer:	Oskar Gregersen
Valid Date:	01/08/2023
Applicant:	Mr Fransuiz
Agent:	Mr victor fried

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a 2.5m deep, 3.7m wide, and 2.6m tall first floor rear extension to facilitate the creation of two additional single bedspaces. The proposed extension would be finished in materials to match the existing dwellinghouse.

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 site benefits from a small front garden and rear garden, and has been extended at some point in the past. There are no other properties in the terrace that have been extended at first floor level. 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/2023/1759 - | Erection of a type-3 loft extension - Approve w/ conditions

HGY/2023/1756 - | Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 3m - Approve

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 14 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: 1

Objecting: 1

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:

- Overbearing on neighbouring properties.
- Loss of light into neighbouring windows.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Standard and quality of residential accommodation;
3. 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 a 2.5m deep first-floor rear extension over an existing ground floor extension to facilitate the addition of two single bedrooms to this dwelling. The proposed first-floor extension would be finished in materials to match the existing, namely white render with felt roofing. The proposed extension would be 3.7m wide and would cover more than half the width of the rear elevation to this dwellinghouse.

DPD Policy DM1 requires proposals to respond and relate positively to their surrounding environment, with the South Tottenham SPD making concessions for extensions at first-floor level. Officers note that the LPAs approach is for first floor extensions in this area to be carried out in matching pairs with a neighbouring property, in an effort to create a cohesive appearance at the rear of a terrace. This proposal does not do this and rather adds one first-floor extension to the rear elevation of a cohesive and symmetrical terrace, characterised by first floor bay windows, features which are openly visible from Lockmead Road.

As such this would introduce a discordant feature at odds with the appearance and design of this original terrace and as such is viewed to be contrary to the policies outlined above.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well

as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

The proposed first-floor rear extension is proposed to create two additional bedspaces at first-floor level, creating an additional 7.7sq.m of floor space totalling 13.9sq.m in the room marked as 'room 3'. This would be adequately sized for two single beds with a rear facing windows proposed on the rear/western elevation.

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 seeks the formation of a rear extension, that would protrude 2.5m from the rear of the existing dwellinghouse and would be set back 500mm from the boundary. The neighbouring property at No. 31 Riverside Road benefits from a rear facing bay window at first floor level. An objection was raised, and it is accepted that the proposed first-floor rear extension would impose and be overbearing on the bay window to No. 31 Riverside Road, as well as restricting conditions of daylight/ sunlight, bearing in mind the position of the wall to the extension due south of this neighbouring property.

In relation to the other adjoining property is accepted the extension would not affect its amenity.

Conclusion

The proposed extension is considered unacceptable by virtue of its siting and scale would introduce a discordant feature to this terrace that would adversely impact on neighbouring amenity contrary to London Plan (2021) Policy D6, Local Plan (2017) Policy SP11 and DPD Policies DM1 and DM12.

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

RECOMMENDATION

4. 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 extension, by virtue of its siting and scale would introduce a discordant feature to this terrace that would adversely impact on neighbouring amenity contrary to London Plan (2021) Policy D6, Local Plan (2017) Policy SP11 and DPD Policies DM1 and DM12.