



Officer Report

Application Number:	HGY/2023/0914
Application Type:	Full planning permission
Address:	156 West Green Road, Tottenham, London, N15 5AE
Proposal:	First floor rear and side extensions, new roof over existing flat roof with dormers and creation of 3no. self contained studios (AMENDED DESCRIPTION)
Case Officer:	Cameron Sturges
Valid Date:	30/05/2023
Applicant:	Mr Q Yusuf
Agent:	Mr Ian Bolt

RECOMMENDATION

Refuse

1. SUMMARY OF RECOMMENDATION

REFUSE permission

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This is an application for first floor rear and side extensions, new roof over existing flat roof with dormers and the creation of 3no. additional self-contained studio flats.

Site and Surroundings

2.2 The subject site is a two-storey detached property comprising flats located on the northern side of West Green Road and the Junction of Elmar Road. Flat A, B and C have 3 separate independent accesses on the side of the property and Flat D is accessed via a front entrance. Flat A is a 1-bed studio flat in the mid-section of the ground floor. Flat B is a 2- bed flat located at the front area of the first floor, whilst Flat C is located at the rear of the building with the living space on the ground floor and one bedroom on the first floor. Flat D is a 1-bed flat located at the front of the property on the ground floor.

2.3 The site is located within the Clyde Circus conservation area (CA) but does not fall within the curtilage of a listed building. The host property is located in a Family Housing Protection Zone and an Article 4 Direction area for HMO's.

Relevant Planning and Enforcement History

2.4 The relevant planning and enforcement history of the site is outlined below:

HGY/2021/0545 - Certificate of lawfulness for the existing use of the property as four self-contained flats – GRANTED 30/03/2021

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- LBH Conservation
- LBH Transportation

3.2 The following responses were received:

Internal:

1) Conservation – Objects to the application, further outlined below:

- Nos. 156-166, a late-Victorian group of six houses, has been extensively altered by replacement windows and front doors, the rendering and painting of the façades and the use of concrete roof tiles. These changes have resulted in a cumulative loss of architectural interest and integrity and as such they now detract from the character of the conservation area.
- There is no heritage statement submitted with the application contrary to paragraph 194 of the NPPF and local plan policy DM9(b).
- The main concern is the proposed additional story to convert the loft into a new flat which would involve two new and large box dormers to the side elevations. The gap to the east of the site would make the box dormer on this side elevation a more prominent feature on the streetscene and would emphasise its incongruity and poor relationship to the existing side extension. This would make the existing negatively contributing building a more conspicuous addition and would be a poor standard of design. This would cause some minor less than substantial harm to the significance of the Clyde Circus Conservation Area by aggravating the existing negative conditions and accordingly Conservation would not support this application.

2) Transportation – No comments received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press advert, site notice and 38 letters to neighbouring properties. The number of representations received from neighbours, local groups etc in response to notification and publicity of the of the application were as follows:

No of individual responses:

Objecting: 0

Supporting: 1

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Design and impact on the character and appearance of the conservation area;
2. Impact on neighbouring amenity;
3. Standard and quality of residential accommodation;
4. Transport considerations; and
5. Waste and recycling.

Design and impact on the character and appearance of the conservation area

5.2 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.

5.3 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

5.4 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

5.5 A pair of box dormers are proposed to the east and west roof of the host property. Both dormers are located above the eaves, below the ridgeline and pulled in from the sides, each featuring 3no. windows. The pitched roof will be extended northwards to the rear of the property above the rear wall of the first floor, removing the hip on the western side. A first-floor rear extension is proposed which matches the depth, width and height of the existing ground floor rear extension. The applicant has indicated that uPVC windows are proposed for the scheme and new walls to match the existing materials and appearance.

5.6 The pair of box dormers would be a noticeable addition when viewed from the street, especially when considering the gap between the host property and No.154. This gap would enable the eastern dormer here to stand out, further emphasising its awkward relationship with the existing side extension which would result in an over-developed and incongruous appearance. The proposed use of uPVC windows is also not generally supported in conservation areas, and this would add to the poor quality of the design and appearance of the scheme. Furthermore, this proposal would unbalance the appearance of the nearby terraces and semi-detached properties by virtue of its overbearing and bulky additions to the dwelling which do not relate positively to the surrounding area and conservation area.

5.7 Overall, the proposed design would result in a negative impact on the streetscene and surrounding Conservation Area. The scheme is therefore at odds with DPD Policy DM1, DM9 and DM12, Local Plan Policies SP11 and SP12 and London Plan Policy D6 and HC1.

Impact on neighbouring amenity

5.8 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.

5.9 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.

5.10 The size of the pair of dormers is such that the proposal would not result in detrimental amenity impacts to neighbouring occupiers. Overlooking/loss of privacy from the dormers is not considered materially greater than the existing surrounding built environment (existing rear windows in this property and loft level windows on adjacent properties), and certainly not to a degree sufficient to justify refusal of planning permission. Furthermore, there is a driveway located between the host property and No.152 which would provide an adequate buffer between the two properties, limiting any issues attributed with daylight/sunlight and impact on neighbouring privacy.

5.11 However, the roof extension and rear extension would provide additional bulk and scale when viewed from No.158. It is accepted that there is a gap between both properties, however this is substantially less than that between host property and No.152. No.158 has a small outdoor amenity space and windows facing the host property and the roof extension and rear extension here would negatively impact access to sunlight/daylight.

5.12 The proposal will therefore result in an unacceptable impact on neighbouring amenity and is at odds with DPD Policy DM1 and London Plan Policy D6.

Standard and quality of residential accommodation

5.13 London Plan Policy D6 requires housing development to provide adequately sized rooms with comfortable and functional layouts. Dwellings must at least have the gross internal floor area (GIA) set out in Table 3.1 of the London Plan and an acceptable floor to ceiling height should be delivered. Dual aspect dwellings should be maximised and single aspect units should normally be avoided. This policy also requires sufficient daylight and sunlight to be supplied to new residential units, whilst also ensuring that overheating would be avoided. Private outdoor space should be provided for new dwellings, in line with the requirements of London Plan Policy D6. Proposals should achieve the highest standards of accessible and inclusive design, in accordance with London Plan Policy D5.

5.14 Flats A, B, C and D are already existing within the dwelling. The scheme proposes 3no. additional self-contained flats, as outlined below:

- Flat E: 1B1P (25.2m²) – London Plan Requirement (39m²) – Complies: No
- Flat F: 1B1P (27.4m²) – London Plan Requirement (39m²) – Complies: No
- Flat G: 1B2P (59.2m²) – London Plan Requirement (50m²) – Complies: Yes

5.15 Flat E and Flat F would fall below the minimum floor space requirements of the London Plan. There are no identified areas for personal storage shown on the proposed floor plans. These flats would have no access to outdoor amenity space. Overall, the proposal would fail to provide an acceptable standard of accommodation for the future occupiers of this dwelling. The scheme is therefore at odds with London Plan Policies D5 and D6.

Transport considerations

5.16 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

5.17 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

5.18 DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

5.19 The subject site is proposed as a car free development and is located within the St Anns CPZ. The PTAL value of the site is 3 ('moderate' access to public transport). Seven Sisters train station is located a 10 minute walk from the subject site and there is significant access to bus stops within 5 minutes' walk of the site. It is considered that given the accessibility of this site is moderate with different modes of transportation easily available it is not expected that the occupiers of this development would require a car.

5.20 However, the proposed scheme does not indicate where cycle parking would be provided within the site. To align with the London Plan requirements, space for the parking of a minimum four bicycles (rounded up from 3.5) is required.

5.21 In consideration of the abovementioned points, the scheme is at odds with Local Plan Policy SP7 and Policies T1 and T5 of the London Plan (2021).

Waste and recycling

5.22 DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.

5.23 The proposed drawings have not indicated where proposed refuse and recycling storage will be provided, however it would appear that the front gardens of the host property would provide significant space for bin storage. It would be suggested that any proposed bin storage here be adequately screened.

Conclusion

5.24 The proposed scheme would result in an incongruous and overbearing appearance to the streetscene and have a detrimental impact on the CA. The proposal would have a negative impact on neighbouring amenity, provide a substandard quality of accommodation due to inadequate unit sizes and would not provide sufficient cycle storage.

5.25 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.

6. CIL APPLICABLE

Based on the information given on the plans, the total additional GIA is less than 100sqm and is not liable for the Mayoral CIL charge or Haringey CIL charge.

7. RECOMMENDATION

REFUSE PLANNING PERMISSION:

Refusal Reasons:

The proposed dormers, roof extension and alterations, by virtue of their siting, form, overall size and bulk would have a discordant and prominent appearance, failing to respect the pattern and character of development of the immediate area, to the detriment of the Clyde Circus character and appearance of the conservation area, contrary to Policy SP11 and SP12 of the Haringey Local Plan (2017), Policies DM1, DM9 and DM12 of The Development Management DPD (2017) and, London Plan 2021 Policies D6 and HC1 and relevant policies of the NPPF.

The proposed development by reason of its siting and scale would appear overbearing and visually intrusive and harmful to the visual and residential amenities in relation to adjoining properties and associated rear garden, contrary to Policies DM1 and DM12 of the Haringey Development Management DPD (2017) and Policy D6 of the London Plan (2021).

The proposed conversion, by reason of its inadequate unit sizes and insufficient cycle storage would result in sub-standard accommodation contrary to Policies SP7 and SP11 of the Haringey Local Plan 2017, Policy DM1 of the Development Management DPD 2017 and London Plan Policies D5 and D6.

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>