



Officer Report

Application Number:	HGY/2023/2539
Application Type:	Householder planning permission
Address:	162 Gladesmore Road, Tottenham, London, N15 6TH
Proposal:	Front Porch Extension
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	21/09/2023
Applicant:	Mr Yoel Deutsch
Agent:	Shane Jell

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for proposed front porch extension. The front porch extension would project approximately 1.7 metres beyond the front entrance door and 2.1 metres in width adjacent to the front bay window. The proposed front porch extension would be across the front entrance of dwelling. It would have a mono pitch roof and be some 1.7 metres in depth.

Site and Surroundings

1.2 The application site is a three-storey end of terrace house, with a front bay window situated on the southern side of Gladesmore Road, close to the junction with Groveland Road. The surrounding area is wholly residential in character. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

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

- HGY/2023/1064 – Permitted Development Granted 13/06/2023 - Certificate of lawful development for proposed front porch.
- HGY/2022/1029 – Granted 13/07/2022 - Erection of first floor rear extension.
- HGY/2021/3136 – Permission Not Required - Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m.
- HGY/2017/1950 – Granted 15/08/2017 - Construction of Type 3 roof extension and basement.

1.4 There is no enforcement planning history in relation to the site.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of 10 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

3. MATERIAL PLANNING CONSIDERATIONS

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

1. Design and appearance of the area;
2. Impact on neighbouring amenity;

Design and appearance

3.2 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.

3.3 The application site is one of row of similar bay-fronted terraced properties, located towards the southern end of Gladesmore Road. The terraces are replicated along the Road and the dwellings are of a similar design. They all appear to have a front canopy and two storey bay windows. Some of the front canopies have been extended in width but are of a fairly limited depth. A number of dwellings have also been extended in various roof extensions.

3.4 Although some of the other dwellings have had alterations to their front canopies there remains an attractive degree of uniformity. The proposed extension would be in a prominent position in the street scene. Due to the scale, depth and design of the front porch, it is considered that it would appear as a dominant and incongruous feature, not in keeping with the character of the host dwelling, or the prevailing pattern of front projections on the terrace, which contributes towards the definition of the character and appearance of the surrounding street scene.

3.5 The proposed front porch would obscure the whole of the ground floor bay window frontage of the existing dwelling, it would unacceptably alter the character of the host dwelling. Because of its size and depth, it would compete with and detract from the existing characteristic double height bay on the front of the property. It would also introduce an uncharacteristic feature which would have a detrimental effect on the relative uniformity and consistent design features of the terrace. Overall, the depth and bulk of the proposal and its prominent siting would have a dominating and harmful effect on the property and street scene.

Impact on neighbouring amenity

3.6 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.

3.7 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.

3.8 Due to the orientation of these neighbouring properties and the position of the proposal, it is considered that the proposal would not unacceptably dominate outlook from that window or overshadow that window to a material degree.

Conclusion

3.10 The proposed front porch extension, by reason of its design, size and siting, in particular its protrusion beyond an established front bay window feature, would be an intrusive addition, out of keeping with the character of the existing dwelling and pattern of development to the streetscene, contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017) and Policy SP11 of the Haringey Local Plan 2017.

3.11 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.

5. RECOMMENDATION - REFUSE PERMISSION

Refusal Reasons:

The proposed front porch extension, by reason of its design, size and siting, in particular its protrusion beyond an established front bay window feature, would be an intrusive addition, out of keeping with the character of the existing dwelling and pattern of development to the streetscene, contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017) and Policy SP11 of the Haringey Local Plan 2017.