



Officer Report

Application Number:	HGY/2023/2621
Application Type:	Full planning permission
Address:	37 and 39 and 41 Norfolk Avenue, London N15 6JX
Proposal:	Erection of first-floor rear extension to No 37 and 39 and 41 Norfolk Avenue
Case Officer:	Oskar Gregersen
Valid Date:	29/09/2023
Applicant:	3 Other NORFOLK INVESTMENTS LIMITED
Agent:	mr. Shloime Godlewsky

RECOMMENDATION

Refuse

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

The proposed development, by reason of its size and location would result in overdevelopment and insubordinate extension to the host dwellinghouses and surrounding area, contrary to London Plan 2021 Policy D6, Local Plan 2017 Policy SP11, DPD 2017 Policies DM1 and DM12 and the House Extensions in South Tottenham Supplementary Planning Document 2013

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for arear first floor extension across three dwellinghouses. The proposed rear extensions would be 3m wide on each flank, with a 5.61m wide full width first floor addition to No. 39 Norfolk Avenue. The proposed extension would be 2.5m deep.

Site and Surroundings

The application site is formulated of three neighbouring dwellinghouses, at the eastern edge of Norfolk Avenue. The buildings are two-storey residential dwellinghouses with two storey bay windows. The two outer buildings have had additions to the roof, with all three having had ground floor rear extensions as is typical for houses within the area covered by the South Tottenham SPD

The sites benefit from small front gardens as is typical for South Tottenham, with properties at the eastern end of Norfolk Avenue having smaller gardens than those at its western end. The rear gardens of Norfolk Avenue are also smaller than average for South Tottenham.

Relevant Planning and Enforcement history

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

HGY/2022/4200 | 37 – 39 Norfolk Avenue | Joint application for first-floor extensions to Nos. 37 and 39 Norfolk Avenue
Approve w/ Conditions

HGY/2022/4189 | 39 Norfolk Avenue | Erection of Type 3 roof extension with front and rear rooflights
Approve w/ Conditions

HGY/2008/0636 | 41 Norfolk Avenue | Erection of front and rear dormer windows
Approve w/ Conditions

HGY/1996/0055 | 37 Norfolk Avenue | Erection of a single storey rear extension
Approve w/ Conditions

HGY/1989/0219 | 37 Norfolk Avenue | Erection of extension to roof comprising front and rear dormer windows to provide 3 additional bedrooms and bathroom.

OLD/1985/0863 | 41 Norfolk Avenue | Erection of a single storey rear extension
Approve w/ Conditions

OLD/1983/0944 | 39 Norfolk Avenue | Erection of a single storey rear extension
Approve w/ Conditions

LOCAL REPRESENTATIONS

The application has been publicised by way of 21 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

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.

Officers note that South Tottenham is covered by its own Supplementary Planning Document, which makes allowances for upward extensions of properties not typically allowed in the rest of the borough. Officers note that the South Tottenham SPD does not specifically make allowances for first floor rear extensions, however first floor extensions (often completed in pairs, no more than half width and 2.5m deep) have recently been allowed in various locations, on a case-by-case basis, throughout South Tottenham.

Further, the LPA note that the planning inspectorate have allowed an appeal for an application similar to this one, under reference 'APP/Y5420/W/22/3306428', wherein an application was made for a rear extension at first floor level across three properties. The LPA's reason for refusal being an overdevelopment of the site and introduction of a poor standard of accommodation.

In this instance, permission is sought for a rear extension at first-floor level across Nos. 37 – 41 Norfolk Avenue, 2.5m deep and covering approximately half of the width of each of the flanking sites and covering the full width of No. 39 Norfolk Avenue. The proposed first floor rear extension would be finished in materials similar to the host dwellinghouses and would have a flat roof.

Officers would like to highlight that the application site varies from that of the allowed appeal at 12-16 Clifton Gardens, as the rear gardens of the application site are much smaller than at the appeal site. As such, the impact of the additional bulk to the rear of the application site would appear insubordinate to the host buildings and introduce an incongruent and discordant feature to the rear of Norfolk Avenue.

Additionally, Nos 37-39 already have permission for an extension at first floor level (Ref: HGY/2022/4200), as such, this could be seen as a fall-back position for this refusal. If the residents of No. 41 Norfolk Avenue wished to extend their home the LPA would support the creation of a first-floor rear extension along the eastern boundary, in an effort to create the appearance of a pattern of outriggers at first floor level.

The proposed extension would add one bathroom to No.37 which would be 10.37sqm. A bedroom with an area of 19.4sqm would be added to No.41 which would be 2.51m wide at its narrowest point. The extension would see an additional bedroom and bathroom to No. 39, where the bedroom would be 21sqm and the bathroom would be 9.09sqm.

Overall, the scale of the rear gardens of the application site, and bulk of the proposed first floor rear extensions, Officers deem that the development would constitute an overdevelopment of the site that would introduce an incongruous feature contrary to London Plan Policy D6 and DPD Policy DM1. Further, Officers would like to highlight that the South Tottenham SPD makes no specific allowance for extensions at first floor level, rather upward extensions in the roof, as such the LPA must rely on other policy when guiding a decision.

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 proposed rear extension, despite being large in scale, is not deemed to have any adverse impact on neighbouring amenity. The buildings to the east are distant enough that there would be little to no overshadowing, and there are sufficient rear facing windows at first and second floor level in the terrace that overlooking would not be an issue. As such, Officers deem that the proposal would be compliant with policy with respect to impact on neighbouring amenity.

Conclusion

The proposal is considered unacceptable as it would introduce a feature, in the form of a large first-floor extension, to the terrace that is out of character and would appear overly bulky. Whilst additional bedrooms to two out of three properties would result from this proposal, the benefit, considering extant permissions included, is not considered to outweigh the harm in this case.

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)

The proposed development, by reason of its size and location would result in overdevelopment and insubordinate extension to the host dwellinghouses and surrounding area, contrary to London Plan 2021 Policy D6, Local Plan 2017 Policy SP11, DPD 2017 Policies DM1 and DM12 and the House Extensions in South Tottenham Supplementary Planning Document 2013

Refusal Reasons:

The proposed development, by reason of its size and location would result in overdevelopment and an insubordinate extension to the host dwellinghouses and surrounding area, contrary to London Plan 2021 Policy D6, Local Plan 2017 Policy SP11, DPD 2017 Policies DM1 and DM12 and the House Extensions in South Tottenham Supplementary Planning Document 2013