

29/11/2023

Sent via planning portal only:

Dear Sir/Madam

HOUSEHOLDER PLANNING APPLICATION – TOWN AND COUNTRY PLANNING ACT 1990

27 BEDFORD ROAD, LONDON, N15 4HA

SINGLE STORY FRONT/ SIDE EXTENSION TO FORM WORKSHOP/BIKE STORE, REINSTATEMENT OF FRONT BOUNDARY WALL AND INSTALLATION OF HARD SURFACING TO THE FRONT.

Please accept this covering letter as an accompaniment to this householder planning application for the proposed extension to create a workshop/ bike store, reinstate the front boundary wall and install hard surfacing to the front at no. 27 Bedford Road, London, N15 4HA ('the site').

Please find enclosed a completed application form with full set of existing and proposed plans, site location plan, design and access statement and CIL questions form.

The Site

The site lies on the east side of Bedford Road and comprises of a Victorian semi-detached, two storey residential property. The site is not statutory listed but is located in Clyde Circus Conservation Area. The surrounding area comprises of similar, semi-detached dwellings. Many of which have been extended and altered to the rear, front and at roof level, including garage extensions.

The Proposal

This planning application seeks permission for the erection of a front/ side extension to form a workshop/bike store, the reinstatement of the front boundary wall and the installation of hard surfacing to the front.

Relevant Planning History

Application site:

On the 7th of November 2023, pre-application advice was sought (reference PRE/2023/0147) in respect to demolishing the rear extensions, erection of a part single/ part two storey rear/ side extension, installation of roof lights and erection of a garage to the side of the property. The advice concluded that the garage is not supported.

In response, the scheme has been amended to retain the existing hedgerow to the front to further reduce the sense of presence of the proposed extension in the street scene.

Similar nearby sites:

14 & 16 Bedford Road

On the 22nd of June 2020, planning permission was granted (reference HGY/2020/1106) for the erection of a ground floor side and rear extension to both properties. Alterations to the roof to include front roof lights and rear dormer windows to facilitate a loft conversion. Reconfiguration of internal layouts to create 1no. additional flat.

23 Bedford Road

On the 16th of October 2018, planning permission was granted (reference HGY/2018/2365) for the erection of a single storey side extension.

24 Bedford Road

On the 3rd of June 2016, planning permission was granted (reference HGY/2016/1100) for single storey extensions to the rear of the property and the replacement of the existing garage.

25 Bedford Road

On the 21st of July 2021, planning permission was granted (reference HGY/2021/1658) for a part two part single storey side/ rear extension and single storey side extension (following demolition of existing structures); rear dormer roof extension, installation of front and side roof lights and replacing existing windows with double glazing.

31 Bedford Road

On the 16th of March 2015, planning permission was granted (reference HGY/2015/0351) for the erection of new side extensions to match the footprint of the original, new dormers, loft conversion and front roof lights.

These permissions set a precedent for front/side extensions to existing properties, including garages.

Paragraphs 6.4 & 6.7 of the officer report for planning permission HGY/2020/1106 acknowledge the benefit of re-introducing symmetry to adjoining pairs of semi-detached dwellings, in scenarios whereby one of the dwellings in the pair has been extended to the side and the other has not. Section 6.2 of the officer report for planning permission (reference HGY/2015/0351) sets out that contemporary flat roofed front/side extensions that respect the existing building line, are finished in high quality materials and appear subservient to the host building can preserve the Clyde Circus Conservation Area.

Paragraph 3.4 of the officer report for planning permission HGY/2021/1658 confirms that a single storey front/side extension with double leaf garage doors can constitute a sympathetic addition, in keeping with the street scene. Paragraph 6.3 of the officer report for planning permission HGY/2018/2365 sets out that single storey front/side extensions, that are set back from the front elevation, are in keeping with the existing pattern of development on the street and cause no harm to the character and appearance of the host property or the conservation area.

These previous, substantially similar permissions are material planning considerations in the determination of this application.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. Section 12 (achieving well designed places) and 16 (conserving and enhancing the historic environment) are considered relevant to the consideration of this application.

Local Planning Policy

The adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021) (LP), Strategic Policies (2013) (SP), and the Development Management DPD (2017) (DM). The following policies are considered relevant to the consideration and determination of this application.

The London Plan (2021)

- Policy D4 – Delivering Good Design
- Policy D6 – Housing Quality and Standards
- Policy D14 - Noise
- Policy HC1 – Heritage Conservation and Growth

Haringey Strategic Policies (2013)

- Policy SP2 – Housing

- Policy SP11 – Design
- Policy SP12 - Conservation

Haringey Development Management DPD (2017)

- Policy DM1 – Delivering High Quality Design
- Policy DM9 – Management of the Historic Environment
- Policy DM12 – Housing Design Quality

Planning Assessment

Principle of development:

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The site comprises a building in active residential use. There are no development plan or national planning policies that render the general principle of extending or altering existing dwellings unacceptable, subject to the consideration of all other material planning considerations.

Design and visual impacts:

Section 12 of the NPPF refers to well-designed places. Paragraph 130 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DMP both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

The existing building, unlike its immediate neighbours and many other properties on the street does not have an attached garage or single storey extension that infills the flank elevation and the shared boundary. Based on Google Street View Imagery and photographs of the 32 properties currently on Bedford Road, 14 have garages to the side (figure 1). A further 11 properties have single storey infill front/side extensions. Such extensions and additions form an integral part of the character of Bedford Road.



Figure 1: Google Street View (2018) images of garage extensions at no. 16 Bedford Road (top left), no. 29 Bedford Road (bottom left) and no. 31 Bedford Road (bottom right). Photograph of the side extension at no. 23 Bedford Road (top right).

The proposed workshop/ bike store extension will re-instate symmetry between the application property and the recently extended semi-detached dwelling at no. 25. The extension is set back from the principal elevation by approximately 1.4 metres and is clearly subservient to the host building and in keeping with the character and rhythm of development on the street.

The proposed garage extension is to be constructed in brick of a similar appearance to that of the host building, have a flat roof with dual opening timber doors. The flat roof retains legibility between the new extension and the older main house and the timber doors reflect the positive garage doors found elsewhere on the street, including no.24, no.26 and no.28 Bedford Road.

The proposal partially reinstates a front boundary wall, which is a characteristic feature of the properties on Bedford Road. The proposal includes a modest amount of hard surfacing to the front to

provide access to the workshop/bike store doors. These features are common in the street and would be wholly in keeping with the character and appearance of the host building and that of the wider conservation area.

The proposed extension is a high quality, subordinate addition to the host property that is in keeping with the appearance and proportions of the host building and the wider character of the area. The proposal confirms to the design aspirations of Local Plan Policies SP 11 and DM 1 and the National Planning Policy Framework.

Heritage impact:

Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires decision makers to pay special regard to the desirability of preserving the special interest of heritage assets including conservation areas.

The NPPF requires great weight so to be placed on design quality and the preservation of heritage assets and their setting.

London Plan Policy HC1 requires developments to conserve the significance of heritage assets by being sympathetic to the assets significance and appreciation within the surroundings. Local Plan Policy SP12 and DPD Policy DM9 note that proposals should ensure the conservation of the historic significance of heritage assets and their setting. Policy DM9 sets out that the preservation of the historic form, function and character of conservation area should be secured.

The Clyde Circus Conservation Area is characterised a mix of mid- Victorian Villas and later Victorian and Edwardian Terraces with modest front gardens that directly address the street. The site is located in the Dorset Road, Summerhill Road and Bedford Road sub area. The appraisal describes Bedford Road as a residential street fronted by two storey Victorian houses built in yellow London stock brick with canted bays at ground floor level, recessed entrances, timber sash windows and slate roofs. The appraisal acknowledges that several of properties have been subject to unsympathetic side extensions interspersed with visually unattractive garages, yet the majority of properties are still deemed to make a positive contribution to the character and appearance of Bedford Road.

The proposal introduces a workshop/ cycle store to the side of the host building. The extension is to be finished in yellow London stock brick with dual opening timber doors with a flat roof. Whilst not expressly supported in the conservation area appraisal, many properties on the street have been extended to the side, most of which include garage extensions. The most successful garage extensions, like the application proposal, are honest in the fact that they are later additions and are constructed in good quality materials. The appraisal is clear that despite side extensions and garage extensions to the buildings, *“the majority of the properties make a positive contribution to the character and appearance of Bedford Road and as a group provide the street with a consistent sense of scale, rhythm and proportion”*. The proposed extension and boundary wall would reinstate symmetry with no.25 Bedford Road and maintains the consistency of scale, rhythm and proportion of built form on Bedford Road.

The building would retain its materiality, canted bay, recessed entrance, sash windows and slate roof, all features which are identified as making positive contribution to the character of the conservation area.

The proposal preserves the contribution the building makes to the character of Cyrus Clyde Conservation Area and accords with section 72 of the Listed Building and Conservation Area Act, London Plan Policy HC1 and Local Plan Policies SP12 and DM9.

Residential amenity:

London Plan Policy D3 states that new development should deliver appropriate outlook, privacy and amenity. Policy D14 requires development to reduce, manage and mitigate noise impacts.

Policy DM1 of the local plan requires development to be of a high amenity standard in terms of privacy, sunlight/daylight and overlooking.

The proposed extension is single storey in height with a flat roof which is proposed to abut the neighbours side garage extension. The proposal would not give rise to any adverse overlooking/privacy, light or overbearing impacts. The proposed development will not have an adverse impact on neighbouring amenity and accords with London Plan Policy D3 and Local Plan Policy DM1.

Summary

As demonstrated within this letter and supporting documents, the proposal is considered to have an acceptable impact on the character of the area, the host property and neighbouring amenity whilst preserving the contribution the building makes to the special interest of Cyrus Clyde Conservation Area. The development fully accords with the development plan and national planning policy. Therefore, it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning