



Officer Report

Application Number:	HGY/2023/3324
Application Type:	Householder planning permission
Address:	20 Croxford Gardens, Wood Green, London, N22 5QU
Proposal:	Retrospective planning application for the erection of a ground floor side extension, side/front wall and an external storeroom built beyond the principle elevation.
Case Officer:	Sarah Madondo
Valid Date:	05/01/2024
Applicant:	Mr Vasile Tiplea
Agent:	Mr Tom Fairley

RECOMMENDATION

Refuse

Proposed development

Retrospective planning application for the erection of a ground floor side extension, side/front wall and an external storeroom built beyond the principle elevation.

Site & Surroundings

The site is located to the western side of Croxford Gardens, a short cul-de-sac off The Crossway. The area is residential in character. It is not located in any conservation area.

Relevant Planning and Enforcement History

ENF/2023/0432 - Enforcement investigation into the unauthorised erection of a single storey structure to the front of the property. Case ongoing (awaiting the outcome of the current retrospective planning application).

HGY/2020/295120 - Retrospective planning permission granted for the retention of first floor side extension.

HGY/2020/0479 - Planning permission refused for the erection of a new 3 bed house to be located to the side of No. 20 along with associated existing building alterations consisting of a rear and dormer extension.

HGY/2016/3942 - Lawful Development Certificate granted for proposed single storey rear and side extensions and hip-to-gable and rear roof extension.

CONSULTATION RESPONSE

None.

LOCAL REPRESENTATION

The application has been publicised by way of letters. No representations have been received from neighbours, local groups, etc in response to notification and publicity of the application.

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.

In terms of context of the area, the corners of the junction between The Crossways, Croxford Gardens and James Gardens are clearly defined and enhanced by a mixture of mature hedges, medium sized privet hedges and paved front gardens. This appears to be distinct characteristics of the corner properties in this area.

Permission is sought for the retrospective planning application for the erection of a ground floor side extension, side/front wall and an external storeroom built beyond the principle elevation. The existing front extension is approximately 4.7 metres wide and 5.6 metres deep with a flat roof currently used as storage. The side extension infill the gap on the side elevation and would be 5.8 metre wide and 8.8 metres deep. The existing structures particularly the front extension would be out of character and is not acceptable. The front extension proceeds beyond the building lines of the host property and therefore not subordinate in scale to the original building and it does not respect the architectural unity of the terrace in which it forms part of.

In terms of the side extension, planning permission was granted for a side extension under planning reference HGY/2020/2951, which retained some of the green space on the side elevation and was setback away from no. 9 The Crossway. It is considered that side extension as built would appear to be discordant when compared to those in the vicinity and results in an over development of this property. Furthermore, the garden at the side of this property would be lost due intensification that would occur through over development and would result in a relatively cramped configuration.

In term of the 2.5 metre brick wall/gates to the front elevation this would not be acceptable as most of the properties within this vicinity have green hedges which are not solid and not dominant like the brick wall. The introduction of solid brick wall at the front elevation would be out of character with the rest of terrace, particularly the immediate properties on Croxford Gardens which have much lower green hedges and no gates.

Overall it is considered that the existing extensions and brick walls/gate here would have an adverse impact upon the character and appearance of the area. It would conflict with policies DM1 and DM12 of the Haringey Development Management Development Plan Document; policy SP11 of the Haringey Local Plan; and London Plan Policy D6. These seek, among other things, to

ensure that new development, including extensions to residential buildings, is of a high quality and sensitive design.

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.

Given that the height of the extensions would be below the existing boundary fence at the no. 9 The Crossway, it is considered that this property would not be significantly harmed, as the extensions would be screened by the existing boundary treatment.

Conclusion

The existing extensions and brick walls/gate here would have an adverse impact upon the character and appearance of the area. It would in conflict with policies DM1 and DM12 of the Haringey Development Management Development Plan Document; policy SP11 of the Haringey Local Plan; and London Plan Policy D6. These seek, among other things, to ensure that new development, including extensions to residential buildings, is of a high quality and sensitive design.

Refusal Reasons:

The existing development, by reason of its design, size, scale and prominence in the street scene due its location at the front of the property , would appear an incongruous and obtrusive development, out of keeping with the design and character of the existing dwelling, and would have adverse effect on the appearance of the property and the visual amenity of the area as a whole, contrary to DM1 and DM12 of the Haringey Development Management Development Plan Document; policy SP11 of the Haringey Local Plan; and London Plan Policy D6.