



Officer Report

Application Number:	HGY/2024/0522
Application Type:	Householder planning permission
Address:	19 Arnold Road, Tottenham, London, N15 4JF
Proposal:	The construction of a rear and side dormer extension including roof lights to the front. Additionally the construction of a single storey rear extension.
Case Officer:	Josh Parker
Valid Date:	04/03/2024
Applicant:	Jun Wang
Agent:	

RECOMMENDATION

Refuse

SITE AND SURROUNDING

The application site is a two-storey Edwardian styled mid-terrace dwellinghouse situated eastern side of Church Crescent. The surrounding area is characterised by modestly sized Edwardian properties and terraces.

The area is characterised by other residential properties with a high degree of uniformity in the street scene, but with a variety of different sized modifications/additions to the rear.

The site is not located in a conservation area and does fall within the curtilage of listed building.

PROPOSED DEVELOPMENT

The construction of a rear and side dormer extension including roof lights to the front. Additionally the construction of a single storey rear extension.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions and alterations.

LOCAL REPRESENTATIONS

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

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Ground floor extension

The applicant wishes to add a ground floor extension, which extends 3.5m beyond the 2-storey outrigger extension to the rear. Examples of similar extensions can be seen throughout the terrace like at No. 27 which has similar dimensions to the proposed works. The ground floor addition would protrude modestly beyond the adjoining neighbour at No. 21 by approximately 0.5m. Materials would match or complement the existing with the red brick. Given the generous garden and the other example at No. 27 which stretches out 4.4m beyond the rear of the outrigger the proposed ground floor addition would not appear unduly incongruous and therefore acceptable in design terms.

Roof modifications

The applicant wishes to construct a full width dormer to stretch over the full length of the rear outrigger and add rooflights to the front roof slope. The front rooflights are evenly separated and appear to be poised in a fashion that is acceptable.

Although there are other acceptable, dormer and rear outrigger extensions within the terrace, for example, No 27. The proposed works would utilise the whole roof area and essentially make the building a 3-storey building when assessed from the rear. Although not visible from the street scene the massing, design, and setback from the roofing edges of the proposed roof dormer is considered excessive and inappropriate. As such, the proposal is considered to be insubordinate to the host building. It would be out of character with the design of the host and neighbouring buildings and out of keeping with the existing pattern of development.

The local character and visual amenity of the area would be adversely impacted, by virtue of an incongruous feature that would be detrimental to the rhythm of the terrace.

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.

Ground floor extension

The rear extension is of a height and depth that would be respectful to the adjoining in terms of sense of enclosure and daylighting as mentioned above the works would modestly protrude 0.5m beyond the neighbours extension at No. 21. The roof is mono-pitched and slopes to 2.848m. Although this appears to be high, there is a fair setback from the neighbours at No. 17 and the extension for the most part would share a party wall with the neighbours at No. 21. and therefore would be acceptable when considering the amenity tests on light, bulk, sense of enclosure.

Roof modifications

As discussed in the design section the dormer addition would appear excessive and as a result would also have implications on the amenity of the neighbours, particular No. 17 to the south. The proposed extensions bulk and massing would have a negative and unacceptable effect on sense of enclosure to the first-floor windows of No. 17 and their right to access natural light. The proposal is too bulky and has not considered the implications of the massing on the neighbour at No 17.

As such, the works to the roof fail to meet all amenity tests when considering effects on light, bulk, sense of enclosure and by virtue of an incongruous feature. The proposed dormer addition is unacceptable in amenity terms and would materially harm the neighbours sense of enclosure and access to light.

Conclusion

The proposed development is not in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does not accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered unacceptable in respect of its character, appearance and impact on the site and would result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

CIL

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

Refusal Reasons:

The proposed roof extension would, by reason of its excessive bulk, appear an unsympathetic and incongruous form of development to the detriment of the character and appearance of the area and harmful to local visual amenity, contrary to DPD Policies DM1 and DM12, and London Plan Policy D6.

The proposed roof additions would, by reason of their size and massing, have an overbearing relationship with neighbouring property, resulting in a harmful sense of enclosure and loss of light, to the detriment of the neighbouring occupiers residential amenity and contrary to DPD Policies DM1 and DM12, and London Plan Policy D6.