



Officer Report

Application Number:	HGY/2024/0704
Application Type:	Full planning permission
Address:	Flat 14, Fenman Court, Shelbourne Road, Tottenham, London, N17 0JY
Proposal:	Erection of new garage structure with vehicle crossover
Case Officer:	Oskar Gregersen
Valid Date:	14/03/2024
Applicant:	Mr Baris Cilkez
Agent:	Mr Sheridan Shaw

RECOMMENDATION

Refuse

SITE DESCRIPTION

The application site is a two-storey semi-detached building, purpose built as flats on one floor each. Located on the east side of Shelbourne Road. The site does not fall within any conservation area.

THE PROPOSAL

The proposed is for the erection of a new garage structure with vehicle crossover

Relevant Planning and Enforcement History

ENF/2023/0082 | Without planning permission the installation of roller shutter doors
In Progress: Written warning

CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 4

Objecting: 1

Support: 2

Neither: 1

The following issues were raised in representations and are addressed further on in this report or below:

- Access to light
- Potential for change of use
- Pollution
- Additional noise

PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD 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.

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 and 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.

Permission is sought for the erection of a very large brick structure covering an existing paved portion of garden of Flat 14 Fenman Court. The images submitted show that there is already a temporary structure finished in wood and corrugated metal to the rear of the site. Submitted drawings show that the proposed use of the structure would be for the formation of a large double garage area with 12.5sqm storage area, complete with two sets of roller shutter doors, one at the entrance and one halfway inside.

The proposed single storey structure would be 6.2m wide at the front and 9.8m wide at the rear, by 14.5m deep. The extension would directly abut the boundary with the garden of Flat 13 and would extend 17.9m along the shared boundary, creating an excessively long wall along one whole side of the garden for Flat 13. It would have a flat roof with a maximum height of 2.4m. It would be finished in materials similar to that of the host building. The extension is deemed by virtue of its excessive depth and width, to dominate the host property and be out of character with the application site and the prevailing pattern of development.

The proposed structure would appear overly dominant of the site and introduce an insubordinate and incongruous feature contrary to Local Plan Policy SP11 and Development Management DPD Policy DM1.

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.

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 the amenity of neighbouring residents.

The site is a two-storey building, divided horizontally into two separate flats. These flats each share a portion of the outdoor amenity area, with the area for Flat 13 being located at the southeastern

end of the site and accessed via an alleyway at the western edge of the building. Flat 13 is located at ground floor level, with two windows facing eastward.

The proposed structure would see the erection of walls and a flat roof 8.45m deep and 2.4m tall at the rear of the site, forming a large L-shaped garage building, complete with roller shutter door.

Additionally, the applicants wish to erect a further roller shutter door at the northern end of the site, which would have a brick wall fronting the roadway to the west and would be open facing Flat 13. This edge would retain an existing 1.2m high fence and would not have a roof.

The proposed scale of development, by virtue of creation of a sense of enclosure and loss of access to light, would be detrimental to neighbouring amenity contrary to Development management DPD Policies DM1 and DM2 as well as London Plan Policy D6.

Highways considerations

This is a non-classified road and as such planning permission is not required for the creation of a new cross-over. However any works to the public highway, including the footpath require the separate consent of the Highway Authority.

CONCLUSION

The proposed development is not in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

RECOMMENDATION

The proposal for erection of a new garage structure with vehicle crossover should be refused for the following reason(s):

The extension by reason of its excessive depth and width, would dominate the host property and be out of character with the application site and the prevailing pattern of development. Furthermore, given its excessive bulk and depth along the boundary line with Flat 13, the extension would adversely affect neighbouring amenity, in terms of light and outlook, as well as being overbearing, contrary to DPD Policies DM1 and DM2, and London Plan Policy D6.

Refusal Reasons:

The garage structure by reason of its excessive depth and width, would dominate the host property and be out of character with the application site and the prevailing pattern of

development. Furthermore, given its excessive bulk and depth along the boundary line with Flat 13, the extension would adversely affect neighbouring amenity, in terms of light and outlook, as well as being overbearing, contrary to DPD Policies DM1 and DM2, and London Plan Policy D6.