



Officer Report

Application Number:	HGY/2024/0584
Application Type:	Householder planning permission
Address:	129 Castlewood Road, Tottenham, London, N15 6BD
Proposal:	First-floor rear extension.
Case Officer:	Neil McClellan
Valid Date:	26/03/2024
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Applicant:	Mr S Ollech
Agent:	Mr. Shloime Godlewsky

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Planning permission is sought for the erection of a first-floor rear extension.

Site Description

The subject site is two-storey mid terraced house. Leadale Road lies within the area covered by the Council's House Extensions in South Tottenham SPD. There are a number of examples within the street of houses that have been extended in line with the guidance contained in the SPD.

The site is not located within a Conservation Area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

HGY/2024/0589 – Planning permission granted application for proposed 'Type-3 roof extension.

HGY/2015/1035 – Planning permission granted for the erection of a single storey ground floor rear extension.

REPRESENTATIONS

One local representation has been received supporting the application.

The following comments/issues were raised:

- We support the application.

- It will be good for neighbourhood stabilisation.
- It's in line with many similar ones on the street and in the area.

CONSIDERATIONS

The application site is located within the designated area identified in Haringey SPD House Extensions in South Tottenham' (2013). The SPD provides detailed guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the borough.

DM Policy (2017) 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 buildings, 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. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance, and this is supported by London Plan (2021) Policies D3 and D6.

The application site is located within the designated area identified in Haringey SPD House Extensions in South Tottenham' (2013). The SPD provides detailed guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the borough. This is a design led document, which seeks to readdress concerns regarding inappropriate roof and other extensions that historically proliferated within the area.

The SPD (para 3.47) generally discourages 2-storey or higher rear extensions. However, in recognition of the particular demand for additional living space associated with the community of South Tottenham, the Council has relaxed this restriction. For the last four, it has adopted an informal (unwritten) protocol agreeing that, subject to all other relevant considerations, 2-storey rear extensions up to half the width of the property, of modest depth, and proposed and built in tandem with an identical extension to an attached neighbouring property may be acceptable. By requiring the extension to be built in tandem with a neighbour and setting it off the boundary with the other neighbour, the potential negative impact of a 2-storey rear extension on neighbouring amenity is minimised. And, if appropriately detailed to look like the tandem style outriggers common to much of the Borough's Victorian and Edwardian housing stock, would not appear particularly incongruous or out of keeping.

In this particular case the applicant is proposing a full width, flat roofed, rear extension at first floor level, above the property's existing ground floor extension and extending to a depth of approximately 1.8 metres. The proposal therefore does not reflect the approach described above, and would appear an obtrusive, incongruous and discordant feature when viewed from adjoining properties. And from public vantage points within Craven Park Road. It is noted that there are no other examples of 2-storey rear extensions to the rear of this stretch of Castlewood Road or to the properties to the rear in Elm Park Avenue.

The proposed extension full width would be built up to the boundary with both adjoining neighbouring properties, resulting in an overbearing relationship and increased sense of enclosure, and potential a reduction in light to habitable room windows in adjoining properties windows to the detriment of the occupiers' residential amenity.

Policy DM1 also states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that

provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development. Policy D6 of the London Plan requires that new development, including alterations and extensions to existing buildings, not be detrimental to the amenity of surrounding housing.

The proposed extension full width would be built up to the boundary with both adjoining neighbouring properties, resulting in an overbearing relationship and increased sense of enclosure, and potential a reduction in light to habitable room windows in adjoining properties windows to the detriment of the occupiers' residential amenity.

The applicant's agent has referred to an almost identical first floor extension approved to the rear of 135 Castlewood Road under application reference number HGY/2014/2496. However, this permission does appear to have been implemented, and has now lapsed. According to the Council's building control records the approved extension was not commenced. This decision was nearly ten years ago, before the current set of development planning documents were adopted and prior to the informal agreement between South Tottenham community leaders and the head of Development Management at the time, setting out the protocol for first floor rear extensions in this part of the borough.

Conclusion

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

Refuse planning permission for the following reasons:

Refusal Reasons:

The proposed first floor rear extension by reason its scale, massing and design, would appear an uncharacteristic and incongruous feature within the context of the character and appearance of this terrace, specifically harming the proportions, rhythm, and rear building line of the terrace, to the detriment of local visual amenity, contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (2017), Policy SP11 of the Haringey Local Plan 2017, and policies D3 and D6 of the London Plan (2021).

The proposed first floor rear extension by reason its scale, design and massing, would have an overbearing relationship with neighbouring properties and, by reason of an increased sense of and loss of light, would have a detrimental impact on the residential amenities of neighbouring occupiers. contrary to policy DM1 of the Development Management, Development Plan Document (2017) and Policy D6 of the London Plan (2021).