



Officer Report

Application Number:	HGY/2024/1121
Application Type:	Householder planning permission
Address:	143 Gladesmore Road, Tottenham, London, N15 6TJ
Proposal:	Erection of Type 3 roof extension and a front porch
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	22/04/2024
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Applicant:	Mr. Horowitz
Agent:	Mr. Heshy Friedman

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site is a two-storey end of terraced property situated on the northern side of Gladesmore Road. The site is not located within a conservation area and does not fall within the curtilage of a listed building. Gladesmore Road is within the defined area outlined in LB Haringey's 'House Extensions in South Tottenham' SPD (2013).

2. THE PROPOSAL

The proposed is for erection of type-3 roof extension, as detailed in the South Tottenham SPD. This involves the continuation of the front elevation and first floor bay window to create a second floor. The material indicated on the plans would be an identical match to those of the existing building with new brickwork, rendered appearance to the bay windows.

The front porch extension would project approximately 1.7 metres beyond the front entrance door and 2.1 metres in width adjacent to the front bay window. The proposed front porch extension would be across the front entrance of dwelling. It would have a mono pitch roof and be some 1.7 metres in depth.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2024/1123 – Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.94m and for which the height of the eaves would be 2.94m – Not Required 28/5/24.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Highways: no comments.

Local amenity groups

The following local groups/societies made representations:

None

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 0

Objecting 0

Support 0

Neither 0

5. PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development.
2. Design, impact on the character and appearance of the area.
3. Impact on neighbouring amenity.
4. Other issues.

Principle of development

The application site is located within the designated area identified in Haringey SPD 'House Extension in South Tottenham' (2013). The SPD provides additional 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. The SPD sought to provide clear and consistent guidance on the form of roof extension defining three approved ways in which homes may be approved at roof level. This proposal is for a Type 3 second floor extension and given its location, the principle of this type of extension is acceptable subject to the design detailing.

Design & appearance.

Policy

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; local architectural styles; detailing and materials.

Type 3 Roof Extension

The House Extensions in South Tottenham SPD was adopted in 2010 and amended 2013 in response to the need for large units within the area. This is a design led document, which seeks to readdress concerns regarding the inappropriate roof extensions within the area. This guidance ensures that the design and scale of any roof extension is appropriate for the building and for the character of the area. In this instance, the height of the parapet walls and break in the front cornice detail is acceptable in order to replicate the first-floor bay detail. The detailing surrounding the bay windows including are shown on the proposed plans. The SPD (Para. 3.19) highlights the importance of replicating brick/render details within the finish.

Front Porch

The application site is one of row of similar bay-fronted terraced properties, located towards the northern end of Gladesmore Road. The terraces are replicated along the Road and the dwellings are of a similar design. They all appear to have a front canopy and two storey bay windows. Some of the front canopies have been extended in width but are of a fairly limited depth. A number of dwellings have also been extended in various roof extensions.

Although some of the other dwellings have had alterations to their front canopies there remains an attractive degree of uniformity. The proposed extension would be in a prominent position in the street scene. Due to the scale, depth and design of the front porch, it is considered that it would appear as a dominant and incongruous feature, not in keeping with the character of the host dwelling, or the prevailing pattern of front projections on the terrace, which contributes towards the definition of the character and appearance of the surrounding street scene.

The proposed front porch would obscure the whole of the ground floor bay window frontage of the existing dwelling, it would unacceptably alter the character of the host dwelling. Because of its size and depth, it would compete with and detract from the existing characteristic double height bay on the front of the property. It would also introduce an uncharacteristic feature which would have a detrimental effect on the relative uniformity and consistent design features of the terrace. Overall, the depth and bulk of the proposal and its prominent siting would have a dominating and harmful effect on the property and street scene.

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 amenity of neighbouring resident.

The proposed extension backs onto a school sports ground as such there would be no significant harm on daylight & sunlight. The additional floor would not have a significant impact on privacy. There would be no significant harm to the amenities of the adjacent occupiers, as the proposal extends upwards only and within the existing footprint of the host building.

Due to the orientation of these neighbouring properties and the position of the porch, it is not considered that the proposal would unacceptably dominate outlook from that window or overshadow that window to a material degree.

Other issues

Paragraph 3.36 states that the “all proposals for Type 2 and Type 3 provide structural calculations to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground.” There have been additional alterations in a form of single storey rear extension to the existing dwelling and the proposed build would be scrutinised by Building Surveyors. This would not be a standard requirement for planning consideration, but as this is specifically referred to in the adopted SPD it is considered that this should be formally submitted to the Local Authority prior to commencement of development.

Conclusion

The proposed porch is considered not acceptable, and that size and design of the front porch would have a harmful effect on the character and appearance of the existing property and the area.

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

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

REFUSE PERMISSION

The proposed front porch extension, by reason of its design, size and depth, in particular its significant protrusion beyond the established front bay window feature would be an intrusive addition, out of scale and character with the existing dwelling and prevailing pattern of development in the street scene, and have a serious and adverse effect on the visual amenity of the locality. contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan (2021).

Refusal Reasons:

The proposed front porch extension, by reason of its design, size and depth, in particular its significant protrusion beyond the established front bay window feature would be an intrusive addition, out of scale and character with the existing dwelling and prevailing pattern of development in the street scene, and have a serious and adverse effect on the visual amenity of the locality. contrary to policies DM1 and DM12 of the Development Management, Development Plan Document (adopted 2017), Policy SP11 of the Haringey Local Plan 2017 and Policy D6 of the London Plan (2021).

