



Officer Report

Application Number:	HGY/2023/1545
Application Type:	Full planning permission
Address:	89 St Anns Road, Tottenham, London, N15 6NJ
Proposal:	Mansard roof extension, first and second floor extensions to existing studio flat and 1 bed flat.
Case Officer:	Zara Seelig
Valid Date:	31/07/2024
Applicant:	Mr Costa Georgiou
Agent:	Mr Hassan Djaffer

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for a mansard roof extension, first and second floor extensions to existing studio flat and 1 bed flat.

Site and Surroundings

The application site is a three-storey end of terrace building consisting of five self-contained flats situated on the southern side of St Anns Road. The site is not located within a conservation area.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.

None

2. LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

3. 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.

The proposed roof extension in the style of a mansard roof would be a substantial addition to this property, which due to its steeply sloping front roofslope and projecting front dormer would increase the bulk of the building. The design of the roof extension would contrast with the shallow pitched roofs consistent through this terrace of properties. Due also to its corner location and the openness at a junction, it would be very prominent within the streetscene.

The proposed additional storey to the rear outrigger is also out of character with the consistent form of outrigger found within this group of houses. This aspect of the proposal would also be highly visible in the street and at odds with the transitional stepping in height from the three-storey corner building to two-storey houses on Eastbourne Road. In terms of detailing, it is accepted the scheme seeks to be sensitive to the original building, namely in terms of facing materials, window proportions and lintels etc.

Given the above the proposal is not considered acceptable in terms of design and the character and appearance of the area.

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 proposal, due to its height and scale of the outrigger extension would impact the neighbouring amenity to the attached neighbouring property of No. 87 by way of being overbearing and loss of daylight/sunlight to the rear first floor window closest to the shared boundary line. The proposal would therefore adversely impact the amenities to the occupiers of this property.

Conclusion

The proposal is considered unacceptable in terms of design and amenity considerations, contrary to the policies outlined above.

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 APPLICABLE

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

Refusal Reasons:

The proposed development in terms of siting, design and height would be an uncharacteristic element, incongruous and visually jarring within the terrace to which it forms part as well harmful to the streetscene and visual amenity of the area, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017.

The proposed development by reason of its height and scale would adversely impact the amenities to the neighbouring property No. 87 in terms of being overbearing and leading to a loss of daylight/sunlight, contrary to policies DM1 and DM12 of The Development Management DPD 2017 and London Plan Policy D6.