



Officer Report

Application Number: HGY/2023/3172
Application Type: Householder planning permission
Address: 4 Hastings Terrace, Conway Road, Tottenham, London, N15 3BE
Proposal: Erection of a first floor side extension above an existing single storey side extension.
Case Officer: Gareth Prosser
Valid Date: 22/01/2024
Applicant: Mr Tony Carr-de La May
Agent: Mr Martin Love

RECOMMENDATION

Refuse

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1) The proposed extension, by reason of its size, scale and location would result in undesirable 'terracing' which would have an adverse effect on the appearance of the property and the visual amenity of the area as a whole, contrary to Policy DM1 of the Haringey Development Management, Development Plan Document (2017) and Policy SP11 of the Haringey Local Plan Strategic Policies (2017).

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of a first floor side extension above an existing ground floor side extension.

Site and Surroundings

The site is a two-storey, end-of-terrace property located on a bend along Conway Road, N15. With a pitched roof and front bay window, the property is typical in design terms of the wider terrace. The property has a single storey extension to the side which is located immediately adjacent to the neighbouring property no. 24a Conway Road. The site is not located within a conservation area and does not contain, and is not located in close proximity to a listed building.

Relevant Planning and Enforcement history

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

- HGY/2022/0111: 4 Hastings Terrace, Conway Road, London, N15 3BE Erection of side extension over existing extension - Refused
- HGY/2021/2961: 4 Hastings Terrace Conway Road London N15 3BE Erection of first floor side extension over existing extension - Refused
- HGY/2021/2089: 4 Hastings Terrace Conway Road London N15 3BE Erection of metal gates and railings to front garden - Refused
- HGY/2014/2233: 4 Hastings Terrace Conway Road London N15 3BE Erection of first floor extension over existing ground floor extension - Refused
- HGY/2012/0456: 4 Hastings Terrace Conway Road London N15 3BE London Change of use from Office (A2) to residential unit Grant permission

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

1) None:

External:

2) None

LOCAL REPRESENTATIONS

The application has been publicised by way of 5 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

The following local groups/societies made representations:

- None

The following Councillor(s) made representations:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Standard and quality of residential accommodation;
3. 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 first floor extension would result in the significant erosion of the clear separation between the host building and neighbouring no., 24a Conway Road, which currently breaks down the overall massing and scale of the properties and the wider street scene. Whilst a small gap is maintained, the overall impact is that of terracing and a loss of openness, which is characteristic of the street. The extension, located on a corner would be highly visible and introduces an incongruous feature, which is detrimental to the existing Victorian property, the neighbouring properties and the wider street scene. A slightly larger proposal of the same description was previously refused under planning reference HGY/2022/0111.

Therefore, the proposed extension, by reason of its size, scale and location would be out of keeping with the design and character of the existing dwelling and would have an adverse effect on the appearance of the property and the visual amenity of the area as a whole, contrary to the above policies

Impact on neighbouring amenity

London Plan Policy D4 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.

The proposed extension at first floor level is in very close proximity to the first floor windows of the host property (which appears to have been converted into an HMO). The proposal is extremely un-neighbourly both from in terms of visual amenity as the extension is an incongruous feature when viewed from all angles.

Therefore, the proposed development by reason of bulk and massing is considered contrary to the above policies.

Conclusion

The proposed extension, by reason of its size, scale and location, would be out of keeping with the design and character of the existing dwelling and would have an adverse effect on the appearance of the property and the visual amenity of the area as a whole.

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

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

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Refusal Reasons:

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