

Officer Report

Application Number:	HGY/2024/1938
Application Type:	Full planning permission
Address:	Ground Floor Flat, 34 Belmont Road, Tottenham, London, N15 3LT
Proposal:	Further extension of single storey ground floor rear extension to ground floor flat of a terraced house.
Case Officer:	Sabelle Adjagboni
Valid Date:	31/07/2024
Applicant:	4 Paola Ferrarotti
Agent:	Mr Thomas Rowlands

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a single storey rear extension with rooflight.

Site and Surroundings

The subject site is a ground floor flat in a subdivided mid-terrace dwelling with two dormers on both the front and rear roof slope, and a single storey ground floor outrigger. This property sits on the south-eastern side of Belmont Road, and the surroundings are made up predominantly of other residential terraces. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

There is no recent planning and enforcement history in relation to the site. However, records show that the property was converted into three flats in 1979 (OLD/1979/0920).

CONSULTATION RESPONSE

- No consultation were carried out for this application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 11 letters to neighbours. No representation was received.

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

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.

The proposed extension is looking to demolish the existing single storey rear outrigger and replace it with a single storey extension comprising a flat roof, rooflights, and rear facing windows for the proposed dining/living area and bedroom. The extension would be built about 2m beyond the depth of the existing outrigger but would retain a suitable amount of the existing rear garden for continued use by the occupants of the property. The overall depth of the extension would be just under 6m. The extension features a flat roof with a height of approximately 3.2m.

The proposed extension would create an incongruous form at the rear of the property and would be an overly large feature which would dominate the rear elevation of the house and fail to respect the design and proportions of the host dwelling.

Most properties in the vicinity do not have ground floor extensions beyond 4m. Moreover, the adjoining property Nos. 36 has recently been granted permission (HGY/2023/1115) for 4m extensions which they did in consideration of the existing outrigger on the application site No. 34. The uniform rhythm of the rear building line contributes to the character and appearance of the terrace. Another recent approval for a ground floor extension for about 3.5m was granted to No.38 (HGY/2024/0953) two doors down from the site. Therefore, allowing a 6m extension would go against the pattern of development of the area.

Whilst it is noted that Nos. 30 and 40 have ground floor rear extensions about 6m deep, these were done pre-historically and is not in line with current planning policies. Additionally, it is worth highlighting that these properties are end of terrace and the part of their outriggers which is 6m is on the side where there is minimal impact on neighbours. Allowing the current

proposal, would be overdevelopment which would interrupt harmony of the terrace and create an effect that would have a materially adverse effect on the character and appearance of the area.

Overall, the proposed extension would appear as an incongruous large flat roof structure which is out of keeping with the established form and style of the locality.

As such, the proposal is at odds with the above policies.

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. 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.

Although as mentioned above, the neighbours have planning permission for ground floor rear extensions, the impact of the proposed scheme here has to be made on what is existing.

On the northern boundary with No. 36, the existing outrigger already creates an overshadowing effect with most of window/door being in the shade. A further 2m extension would exacerbate this impact negatively impacting the neighbour's ability to enjoy their space and benefit from the little daylight they get. Furthermore, this neighbour currently has a shed approximately 3.5m deep on their other boundary. Therefore, the proposal at 6m deep and 3m height would create a sense of enclosure in addition to the negative impact on daylight. This cumulative effect is considered unsympathetic and therefore unacceptable.

On the other boundary the impact on amenities might be less given that No. 32 current have an outrigger in line with the existing one at the site. However, for the reasons given above, the proposal cannot be supported.

As such, in terms of impact on amenities, the proposal is at odds with the above policies.

Refusal reasons:

1. The proposed extension by virtue of its bulky mass and size, would lead to a built form of an incongruous scale that would detract from the appearance of the original dwelling and have a harmful effect on the consistent building line, appearance, character and pattern of

development of the terrace, contrary to Policies SP11 of the Haringey Local Plan (2017), and Policy DM1, and DM12 of Haringey's Development Management DPD (2017).

2. The proposed extension would be overbearing and have an adverse impact on the daylight and sense of enclosure for the neighbours, contrary to policies D1 of the London Plan and DM1 of Haringey's Development Management DPD (2017).

All other relevant policies and considerations, including equalities, have been considered. 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

REFUSE PERMISSION

Registered No. HGY/2024/1938

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