



Officer Report

Application Number:	HGY/2024/2114
Application Type:	Householder planning permission
Address:	37 Sirdar Road, Wood Green, London, N22 6QS
Proposal:	Proposed first floor side extension to include previously approved single-storey rear extension and previously approved garage conversion with chimney and pitched roof over
Case Officer:	Mercy Oruwari
Valid Date:	30/07/2024
Applicant:	Selwynco Ltd
Agent:	Mrs Magda Adeyemi

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site is part of a two storey end of terrace property situated on the Northern side of Sirdar Road. The houses on this part of the road were constructed as purpose built ground/first floor flats. Each flat has an independent entrance door and number (No 37 ground floor/ No 39 first floor).

The application relates to No 37, the ground floor flat. No 37 being the ground floor dwelling is attached to a garage that sits adjacent to the boundary of Hawe Park Road. The garage has recently been approved for conversion into a habitable space, along with a later approval for a rear extension. The site does not fall within a conservation area and is not within the curtilage of a listed building.

2. THE PROPOSAL

The proposal is for the first floor side extension above the recently approved ground floor garage conversion (HGY/2024/0538). The first floor extension would have a pitched roof and chimney.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2024/1282 - Erection of single storey rear extension. Approved with conditions
- HGY/2024/0538 – Proposed garage conversion with new pitched roof over and improvements to front elevation, including re-instatement of front boundary walls (AMENDED DESCRIPTION). Approved with conditions
- HGY/2015/1822 – Demolition of an existing, attached garage to the side of 37 Sirdar Road, sub-division of the plot and the erection of an attached, two-storey, one-bed dwelling, with accommodation arranged over 3 floors. Refused (Appeal dismissed)
- OLD/1979/1263 - 16/7/79 Attached garage and access to road. Approved with conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

No consultees were sought for this planning application.

Local amenity groups

There were no local groups/societies consulted or comments received on this planning application.

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

5. PLANNING CONSIDERATIONS

Design & 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 proposal is to erect a first floor side extension along the flank wall of the main building adjacent to the upper floor flat of No 39. The new storey would sit over the recently approved (albeit altered) garage conversion. The depth of the first floor extension would be set back from the front by 0.8m. The new pitched roof would be almost the same height as the main roof of the property. The extension would be constructed in matching materials to the main building.

The ground level would contain a bedroom to the front next to the staircase leading to the first floor level. There would also be a new shower/WC room and additional living space towards the rear. On the upper floor to the front there would be a second bathroom and a third bedroom towards the rear. New windows would be installed to the front and rear elevation of the first floor. There would be no openings created in the new upper flank wall.

It is acknowledged that this proposed scheme is similar, although slightly set back from the front, to the approved scheme at No 105 Boundary Road (HGY/2019/2433). However, the layout and pattern along Rusper Road (parallel to Hawke Park Road) differs. No 105 was the only property that was set back enough from the boundary of Rusper Road to accommodate a garage. The other end properties adjoining Rusper Road either have narrow side projections, or sit directly adjacent to the boundary of Rusper Road.

Given the prominent siting of the host property, a structure at this level would appear incongruous and dominant when viewed from Westbury Avenue. On the corner properties of those roads adjoining Hawke Park Road, there is a notable set back of the flank walls on the upper levels. The position of the flank walls also carefully considers the visual alignment of the houses facing onto Hawke Park Road.

Overall, the height and width of the first floor side extension would create an imbalance and visual intrusion. This would distort the original planned layout of these carefully designed roads. The clear sightline along Hawke Park Road from Westbury Avenue through to Belmont Recreational Ground would be interrupted. As such, this would result in harm to the character and appearance of both the streetscene and the visual amenity of the area.

No 42 Boundary Road, located at the end of Hawke Park Road just outside the entrance to the park was approved for a first floor side extension in 2017. However, unlike the host site this is at the far end next to the entrance of the park. It was also considered acceptable as it reflected the existing first floor side structure at No 40 thereby creating a balance between the two properties.

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 the amenity of neighbouring residents.

Due to the position of the development on a corner the height and depth of the extension would not adversely impact the amenity of neighbouring properties.

6. CONCLUSION

The proposed development is not in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does not accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered unacceptable in respect of its character, appearance and impact on the site, but would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

7. RECOMMENDATION

The application is recommended for refusal for the following reason(s):

Refusal Reasons:

The proposed first floor side extension, by virtue of its siting, form, bulk and detailed design would have a discordant and prominent appearance, failing to integrate harmoniously with the properties along Hawke Park Road and failing to respect the pattern and character of development of the

immediate area, contrary to Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM12 of The Development Management DPD (2017).