



Officer Report

Application Number: HGY/2024/2575
Application Type: Householder planning permission
Address: 54 Rusper Road, Tottenham, London, N22 6RA
Proposal: Rear first floor extension above existing rear ground floor extension. Alterations to doors and windows to existing rear ground floor extension.

Case Officer: Catriona MacRae
Valid Date: 19/09/2024
Applicant: Mr Robert Hanwell
Agent: Mr Matthew Squire

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse on the east of Rusper Road. The other properties on the road are a mixture of terraced and semi-detached homes similar to the application site. The site does not fall within a conservation area.

2. THE PROPOSAL

The proposed is for a rear first floor extension above an existing rear ground floor extension with alteration to doors and windows to existing rear ground floor extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No relevant planning or enforcement history.

4. CONSULTATION RESPONSES

Neighbour Consultation:

There were no representations received from neighbours in response to the notification and publicity of the application.

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 proposed first floor rear extension would be 5.6m wide, the whole width of the property, and 1.5m deep. The extension would directly abut the boundary with 52 and 56 Rusper Road and would extend 1.5m on the shared boundary. It would have a pitched roof proposed over the extension (as shown in E-03 Elevation, in 2409 - 03 Proposed Plans and Elevations). The proposed extension would be built on top of an existing ground floor extension. The proposed extension would be overly dominant in bulk and scale and insubordinate to the main dwelling. It would be out of character with the application site and the prevailing pattern of development and would represent an overdevelopment of the site.

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.

Conditions of light and outlook from 56 Rusper Road's backdoor and window (on the ground floor) would be constrained by the proposed extension due to the proximity and the depth and height.

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 does not accord with the relevant policies of the London Plan 2021 and NPPF.

The proposal is considered unacceptable in respect of its character, appearance and impact on the site. 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 extension by reason of its depth and width and positioning, would dominate the host property and be out of character with the application site and the prevailing pattern of development, causing overdevelopment.

Refusal Reasons:

The proposed extension by reason of its size, scale and massing would appear an excessively large and bulky form of development, out of character with the host property and the existing pattern of development in the area, to the detriment of local visual amenities and contrary to Policy SP11 Haringey's Local Plan 2017, Policy DM1 % DM12 of Haringey's Development Management DPD 2017 and Policy D3 of the London Plan 2021.

The proposed extension, by reason of its size and scale, would have an overbearing and unneighbourly relationship with neighbouring properties resulting in a loss of outlook and increased sense of enclosure to the detriment of the occupiers residential amenities contrary to Policy DM12 of Haringey's Development Management DPD 2017 and Policy D3 of the London Plan 2021.