



Officer Report

Application Number:	HGY/2024/3552
Application Type:	Full planning permission
Address:	144 Greyhound Road, Tottenham, London, N17 6XN
Proposal:	Erection of two storey extension
Case Officer:	Laina Levassor
Valid Date:	24/12/2024
Applicant:	Mr Sam Klein
Agent:	Mr Abraham Friedrich

RECOMMENDATION

Refuse

SITE HISTORY

1 - HGY/2006/0134

Address: 144, Greyhound Road, London, N17, London

Proposal: Extension and conversion to existing outbuilding creating 1 x 1 bedroom dwelling unit.

Alterations to elevation.

Received Date: 23 January 2006

Valid Date: 23 January 2006

Decision Date: 15 March 2006

Decision: Approve with Conditions

2 - HGY/2024/3393

Address: 144 Greyhound Road, Tottenham, London, N17 6XN

Proposal: Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate loft conversion.

Received Date: 11 December 2024

Valid Date: 11 December 2024

Decision Date: 22 January 2025

Decision: Permitted Development

3 - HGY/2025/0289

Address: 144 Greyhound Road, Tottenham, London, N17 6XN

Proposal: Erection of two-storey rear extension. Construction of rear dormer and outrigger extensions to facilitate loft conversion.

Proposed change of use from single family dwelling to a large HMO for at least 11 occupants.

Received Date: 06/02/2025

Status: Invalid

CONSULTATION RESPONSES

1 x objection was received from a neighbouring property. The following concerns were raised:

- Impact to privacy (Officer comment: consideration of neighbouring amenity is addressed within this report)
- Noise & disturbance (Officer comment: any approval will be subject to conditions which restrict construction hours)
- Non-compliance with planning regulations (Officer comment: this application is assessed against relevant planning policy)

The objection also raised concerns as below however, these are not material planning considerations and cannot be assessed in determining this application:

- Impact to property values
- Resultant damage to property (this is a civil matter covered by party wall legislation, separate to planning)

ANALYSIS & ASSESSMENT OF THE APPLICATION

The application site is a two storey (plus basement level) property on the southern side of Greyhound Road. The site does not fall within any conservation area and is not a listed building. The end of terrace, former commercial unit, has undergone significant modifications to accommodate resident use. The property has been subject to multiple extensions and alterations - notably, the rear portion of the site has been subdivided to create a single-storey dwelling which is positioned in close proximity to the rear boundary. The cumulative effect of these alterations means the composition of the property differs from the more uniform residential typology in the surrounding area.

The proposed two storey extension is placed between the original two storey outrigger and an existing rear extension and would facilitate an extended dining room and additional bedroom at first floor level.

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 two-storey extension would adjoin the existing single-storey side and rear additions, resulting in a part-single, part-double rear extension. Given the property's end of terrace location, this extension would be highly visible from the street, particularly from Steele Road, exacerbating the visual prominence of the altered rear elevation. The cumulative effect of multiple rear additions to the property creates a cluttered and overdeveloped appearance which fails to respect the character of the building and its surroundings. The design quality of the proposal lacks architectural merit which may mitigate or justify an increase in massing. The proposal is not considered to be of high-quality design and would not respond well to its context.

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.

The increased scale and massing would impact the small single-storey dwelling to the rear. The extensions height and depth would contribute to a visually dominant structure in close proximity to the building leading to an oppressive and overbearing effect. While direct overlooking may not be increased, the constrained nature of the subdivided rear plot and limited scale of this neighbouring dwelling, the increased bulk of the application site would result in a increased sense of enclosure and diminished outlook.

CONCLUSION

The proposed extension would result in an overdeveloped, visually cluttered and poor quality design that fails to meet necessary policy requirements and fails to contribute positively to the local area. The extension would result in harmful impacts to neighboring amenity, specifically to the dwelling to the rear of the site. For this reason, permission should not be granted.

Refusal Reasons:

The development would appear unduly obtrusive when viewed from the street and adjoining properties, and out of keeping with the character of the area, by reason of its design, incongruous roof form, excessive bulk, overall scale and massing, to the detriment of local visual amenity and contrary to Policies DM1 & DM12 of the Haringey Development Management DPD and Policies Policy D3 of the London Plan 2021.