



Officer Report

Application Number:	HGY/2024/1557
Application Type:	Householder planning permission
Address:	169 The Roundway, Tottenham, London, N17 7HE
Proposal:	Erection of part single, part two storey side and rear extensions
Case Officer:	Neil McClellan
Valid Date:	03/06/2024
Applicant:	4 Mr Toguz
Agent:	Mr Ivan Chonkov

RECOMMENDATION

Refuse

DETAILS OF PROPOSAL

Proposed Development

Erection of part single, part double storey side and rear extensions.

Site and Surroundings

The property in question is a 2-storey end of terrace house located on the junction of the Roundway with Great Cambridge Road.

The site is part of the wider Tower Gardens Estate but is not included within the conservation area.

Relevant Planning and Enforcement History

HGY/2024/1556 – Certificate of Lawfulness granted for the conversion of the property's loft space including a rear dormer extension and front rooflights, in accordance with Classes B & C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

REPRESENTATIONS

The application has been publicised by letters sent to 11 adjoining properties.

No representations have been received in response to notification and publicity of the application.

CONSIDERATIONS

Design & Appearance

Policy D3 of the London Plan (2021) requires that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Development should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

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.

The terrace to which the proposed extension would be attached is mirrored on the other side of the A10 by a similar terrace of four houses, collectively framing and enclosing an open space. The symmetrical and spatial layout is an essential characteristic of the Tower Gardens Estate. A two-storey side extension in this context would be discordant with the surrounding development pattern and undermine the established character of the estate.

The proposed development, due to its positioning, design, and proportions, would appear unsympathetic and create an imbalance within this symmetrical terrace of four houses. Its position forward of the established building line, relative to the properties on The Roundway, would make the development highly visible and inconsistent with the surrounding context.

Given the layout of the estate, and the concerns highlighted above, even reducing the proposal to a single storey would not address these issues.

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.

Given the siting of the proposed 2-storey extension, forward of the established building line, and its distance from the nearest neighbouring property at 165 Roundway, its impact on neighbouring residential amenity would not be considered materially harmful. The proposed single storey element given its relatively modest size and distance from the adjoining property at 171 Roundway would also not be considered materially harmful to neighbouring residential amenity.

CONCLUSION

The proposed development is not in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy 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 impact on the character, appearance of the area and on local visual amenity. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

RECOMMENDATION

REFUSE PERMISSION

The application is recommended for refusal subject to the following reasons.

Refusal Reasons:

The proposed extension by reason of its size, massing, design and location forward of the terraces' established building line, would appear an over dominant, awkward and uncomplimentary form of development failing to achieve the necessary level of subordination, disrupting the symmetry of this part of the Tower Gardens Estate, and appearing out of keeping and harmful to local visual amenity, contrary to Policy D3 of the London Plan (2021), Policy SP11 of Haringey's Local Plan (2017) and Policies DM1 and DM12 of the Haringey Development Management DPD (2017).