



Appeal Decision

Site visit made on 15 September 2022

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 October 2022.

Appeal Ref: APP/Y5420/D/22/3296322

226 The Roundway, Tottenham, London N17 7DE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Naz Ali against the decision of the Council of the London Borough of Haringey.
The application Ref HGY/2021/3518, dated 26 November 2021, was refused by notice dated 31 January 2022.
 - The development proposed is described as construction of first floor wrap around side and rear extension with hipped roof.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal site is a semi-detached two storey property within a predominantly residential area. The proposed two storey extension would be set back from the front elevation and chamfered to follow the boundary of the site, wrapping around the rear elevation.
4. The proposed development would be substantial in size adding bulk to the modest scale of the existing property. Due to the location of the appeal site and the proposed set back views of the front of the proposed development would be restricted. Notwithstanding this the side and rear elevations whilst screened to a degree by landscaping would be obvious to the surrounding area.
5. Though the appeal site and the adjoining property have both been extended at ground floor, there is a symmetry between the properties. However, due to the size and design of the proposed development which is not sympathetic to the form of the existing property, the proposed extension would unbalance the property.
6. Despite, the attempt by the Appellant to integrate the proposed development with the surrounding area and existing property through the use of matching materials, the scale of the proposed development would be a discordant feature.

7. I find that the proposed development would be incongruous to the surrounding area and would appear as an out of keeping addition to the property.
8. I therefore conclude that the proposal would harm the character and appearance of the area. There is conflict with Policies DM1 and DM12 of the Haringey Development Management DPD (2017), Policy SP11 of the Haringey's Local Plan Strategic Policies 2013-2026 (2013, consolidated with alterations 2017), Policy D6 of the London Plan (2021) which amongst other things seek to create a strong sense of place, achieve good design appropriate to the local context and site.

Conclusion

9. For the reasons given above I conclude that the appeal should be dismissed.

C Pipe

INSPECTOR