LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 03/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0290 **Ward:** Seven Sisters

Date received: 29/01/2015

Land amended date: 2/07/2015

Drawing number of plans: LR.39.EX.01, LR.19.EX.01A, LR.39.EX.03.B

Address: 39 Lealand Road N15 6JS

Proposal: Erection of additional storey 'Type 3' (householder application)

Applicant: Mr Yakov Levy

Ownership: Private

Site Visit Date: 24/03/2015

Officer contact: William Story

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application is seeking permission for the erection of type-3 roof extension, as detailed in the South Tottenham SPD. It would raise the ridgeline with a matching gable/bay feature at third and roof level. The material indicated on the plans would be an identical match to those of the existing building with black and white rendered gable end on the exposed additional level. The roof tiles would reuse those of the existing roof where possible and match them where necessary.

3.2 Site and Surroundings

The application site is situated on the northern side of Lealand Road and comprises a two storey mid-terrace dwelling. The property is not a listed building nor is it within a Conservation Area. It is also situated within the boundary of the defined South Tottenham SPD 2013 which is subject to certain type of house extensions.

3.3 Relevant Planning and Enforcement history

Planning HGY/2015/0256 PN NOT REQ 12-03-15 39 Lealand Road London Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m for which the height of the eaves would be 3m.

Planning HGY/2015/0263 NOT DEV 23-03-15 39 Lealand Road London Certificate of lawfulness for erection of rear dormer

Planning HGY/2015/1713 PENDING --- 39 Lealand Road London Erection of ground floor infill extension (householder application)\

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

None required.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 6 letters

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 0
Objecting: 0
Supporting: 0

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the area
2. The impact on the amenity of adjoining occupiers
3. Additional matters

Character and appearance of the area

6.2 Policies 7.4 and 7.6 of the London Plan, policy SP11 of the Haringey Local Plan and Policy UD3 of the Haringey UDP require development proposals be of high design quality, complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area.

6.3 The House Extensions in South Tottenham SPD was adopted in 2010 and amended 2013 in response to the need for large units within the area. This is a design led document which seeks to readdress concerns regarding the inappropriate roof extensions within the area. This guidance ensures that the design and scale of any roof extension is appropriate for the building and for the character of the area.

6.4 The original SPD precipitated an increase in the number of applications for roof extension in the area, although not all extensions followed the guidance correctly. The revised SPD (October 2013) sought to provide clear and consistent guidance on the form of roof extensions; defining three approved ways in which homes may be

approved at roof level. This proposal is for a 'Type 3' second floor extension. Type 3 is a full second floor extension with loft accommodation at third floor level, in material to match.

6.5 The key amendments in the revised guidance focused on the overall detailing of the extension and the importance of retaining the initial features and characteristics of the building. Paragraphs 3.13-3.34 of this document deals specifically with the detailing required for these types of extensions to be successfully integrated within the street scene. This section focuses on the need to illuminate poor detailing in the finishes of the scheme in order for the character to be returned to something like its original form.

6.6 The original detailing of the dwelling should be adopted within the extended section. Paragraph 3.15-3.17 highlights the importance of fenestration detailing. The size and pattern of windows should be reproduced in order to retain the character of the street. The elevation drawings show that the bay feature would be replicated at the new level and show the detailed barge board gable of this dormer to be exactly replicated. The detailing surrounding the bay windows including cornicing are clearly shown on the proposed plans. The SPD (Para. 3.19) highlights the importance of replicating decorative brick and stones details within the finish.

6.7 Importantly the plans clearly show that the proposed gable ends created by the additional floor would specifically match the roof tiles. The relationship between the eaves of the original roof and the first floor window would be exactly replicated. In the proposed flanks and gable ends created through the development the material would be in white render with black barge board to precisely match the existing dwelling, in accordance with paragraph 3.30.

6.8 These features are considered to comply with the requirements as set out in Table 3.13 of the South Tottenham Extensions SPD. Paragraphs 3.16 and 3.30 state that permitted development rights for alterations to the front facade shall be removed, so that the continuity of the frontage, window detail and gable ends is retained.

6.9 In the rear elevation the brickwork arch detail above windows would be retained in the new floor and the materials will match that of the existing rear elevation. Paragraph 3.19 states that original, decorative brick should be retained or reinstated. However, it is considered that matching the existing painted brick with matching window details would be acceptable, especially as the removal of the permitted development rights would only apply to the front elevation.

6.10 Given the detail that the applicant has provided in plan and associated annotations, it is considered that the type 3 extension would be acceptable in this instance. As such the design is considered acceptable.

Impact on the amenity of adjoining occupiers

6.11 Saved UDP 2006 Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan 2011 Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.12 The properties to the north of Ferndale Road will experience no harmful impact in terms of daylight and sunlight and sense of enclosure given the separation distance between the properties. The same assessment applies to the properties to the south on the opposite side of highway.

6.13 The proposal is in accordance to House Extensions in South Tottenham and there would be no significant harm to amenity in compliance with the above policies given the proposal extends upwards only and within the footprint of the existing building.

Additional matters

6.14 Paragraph 3.36 states that the "all proposals for Type 2 and Type 3 provide structural calculations to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground."

6.15 There have been no additional alterations to the existing dwelling and the proposed build would be scrutinised by Building Surveyors. This would not be a standard requirement for planning consideration, but as this is specifically referred to in the adopted SPD it is consider that this should be formally submitted to the Local Authority prior to commencement of development.

Conclusions

6.16 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0290

Applicant's drawing No.(s) LR.39.EX.01, LR.19.EX.01A, LR.39.EX.03.B

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

   Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: LR.39.EX.01, LR.19.EX.01A, LR.39.EX.03.B

Reason: In order to avoid doubt and in the interests of good planning.

3. The external materials to be used for the proposed development shall match precisely in colour, size, shape and texture those of the existing building. The render of the flank wall gable ends and frontage of the second floor shall replicate the texture and colour of the existing frontage and resurface the existing render of the frontage identically if there is not a seamless appearance between the old and new parts of the building. Detailing of the proposed bay window shall match exactly that of the existing barge board and front gable detailing at first floor and roof tiles shall reuse or match precisely the existing roof tiles. The rear elevation shall match the window arch detail and painted brickwork of the ground and first floor.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and South Tottenham Residential Extensions SPD (2013).

4. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no changes to the front or side elevations of the dwelling, including the rendered colour, texture and appearance, and window detailing shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent an out of keeping development of the frontage by controlling proposed extensions and alterations of the frontage and sides of this dwelling consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

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5. Before any work is undertaken in pursuance of this permission to add an additional two floors and additional pressure on the original foundations of the dwelling, steps shall be taken by a qualified professional to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground and works shall be carried out in accordance with the approved structural engineers' drawings.

Reason: In order to safeguard the structural integrity of the building consistent with Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policies 7.4 and 7.6 of the London Plan 2011 as well as the 'House Extensions in South Tottenham SPD (2013)'.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.