LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1130 **Ward:** Seven Sisters

Date received: 11/04/2016

Last amended date: 31/05/2016

Drawing number of plans: 1 & 2

Address: 98 Ferndale Road N15 6UQ

Proposal: Alterations to second floor and raising of the roof (householder application)

Applicant: Mr Shlomo Kish

Ownership: Private

Site Visit Date: 24/05/2016

Officer contact: Laurence Ackrill

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans
3) South Tottenham materials
4) Restrict permitted development
5) Structural survey

Informatives:

1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This application proposes a Type 3 roof extension as defined in the South Tottenham Housing Extensions SPD.

Site and Surroundings

3.2 The application site relates to a two storey, end of terrace dwelling, located on the southern side of Ferndale Road. The site is not within a conservation area. However, the site is located within the South Tottenham designated area.

3.3 The rear gardens of properties along Elma Park Avenue to the east, back onto the site.

Relevant Planning and Enforcement history

- HGY/2003/0447 – GTD - 29-04-03 - 98 Ferndale Road London - Erection of full width rear dormer window
- HGY/2016/0034 - PN NOT REQ - 11-02-16 - 98 Ferndale 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 3.8m and for which the height of the eaves would be 3m

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- No consultees

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 13 letters. 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

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations 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; and
3. Additional considerations;

6.1 Design and appearance

Local Plan (2013) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

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.

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.

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 eliminate poor detailing in the finishes of the scheme in order for the character to be returned to something like its original form.

The original detailing of the dwelling should be adopted within the extended section. Paragraph 3.15-3.17 highlights the importance of fenestration detailing. In this regard the size and pattern of windows has been reproduced in the additional floor, in order to retain the character of the street. The relationship between eaves and window is also replicated. The elevation drawings show that the proposed extension will be lower than that of No. 96 Ferndale Road, but would be the same height as that of No. 94 Ferndale Road. It is noted that No. 96 and 94 Ferndale Road were granted planning permission under reference application reference HGY/2011/1582. However, the extension at No. 96 has not been constructed in accordance with the approved plans. As such, although the proposed extension would be lower than that of No. 96 it is considered that the proposed scheme would be in accordance with the guidelines of the SPD.

The roof tiles will reuse those of the existing roof where possible and will match precisely where they cannot be reused. In the proposed flanks and gable ends created through the development the material would be in render to precisely match the existing front elevation of the dwelling. The roof level parapet wall along both

boundaries will be replicated exactly in the new roof. As such this would be in accordance with paragraph 3.30 of the SPD.

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. This is recommended as a condition of approval.

In the rear elevation the materials will match that of the existing rear elevation. The matching brick rear elevation is considered to be desirable feature in keeping with the seamless transition between old and new, as described in the SPD.

The detail provided as part of the submission is considered to be sufficient with regards to materials and that the type 3 extension would be acceptable in this instance. As such the design is considered acceptable.

6.2 Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

Given the significant distance between the host property and the properties to the north along the opposite side of Ferndale Road, it is not considered that the proposed development would result in a harmful impact in terms of daylight and sunlight or sense of enclosure. In addition, given the distance between the host property and the gardens to the south of the site on Gladesmore Road, it is also not considered to impact harmfully on the amenity of any of these neighbouring occupiers.

It is noted that the building would be increasing in height and would include windows at a higher level. However, it is not considered that the proposal would significantly increase the level of overlooking from the additional floor as it would not encroach any closer to any of the neighbouring properties than the existing building, whilst there are no windows proposed in the side elevation. As such, the level of overlooking would not be significantly worse than that of the existing relationship.

It is noted that the rear gardens of properties along Elm Park Avenue back onto the host site. However, given that there is a minimum separation between the host property and those gardens of 2.5 metres and that many of the properties along that stretch of Elm Park Avenue contain rear garden outbuildings. It is not considered that the proposed development would result in an unacceptable overbearing impact when viewed from the rear amenity area or rear windows of those properties.

6.3 Additional considerations

Paragraph 3.36 of the South Tottenham SPD 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."

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.

6.4 Conclusions

- The proposed additional floor and roof extension would be in accordance with the Type 3 guidelines as detailed in the South Tottenham SPD. Detailed conditions seek to ensure that the development is to be completed in accordance with these guidelines and offer specific guidance to the developer. The proposed development would not have a significantly adverse impact on amenity enjoyed by adjacent residential properties.

- 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 Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/1130

Applicant's drawing No.(s) 1 & 2

Subject to the following condition(s)

1. The approved plans comprise drawing nos SK/98FERNRD/04, 03 Rev R, 05 Rev R and Site Location Plan. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

   Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

2. 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.

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 front facade and resultant gable ends shall match exactly the first floor of the existing frontage and the existing frontage shall be re-rendered at the same time to ensure a seamless appearance between the old and new parts of the building. The rear elevation shall be in an exactly matching brick to that of the first floor rear elevation. Detailing of the proposed windows, bay window, painted brick boundary detail and roof level parapet walls shall match exactly that of the detailing at first floor and roof tiles shall reuse or match precisely the existing roof tiles.

   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 2015, 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 2015 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 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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 2015 as well as the 'House Extensions in South Tottenham SPD (2013)'.

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.

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.