LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1713 **Ward:** Seven Sisters

Date received: 26/05/2016

Drawing number of plans: GL.5.PR.01, GL.5.PR.02, GL.5.PR.03, GL.65.EX.01 & GL.65.EX.02

Address: 65 Gladesmore Road N15 6TL

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

Applicant: Mr Michael

Ownership: Private

Site Visit Date: 19/07/2016

Officer contact: Duncan McKane

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the erection of a 'type 3' roof extension.

Site and Surroundings

3.2 The site is a 2 storey mid terrace property on the north side of Gladesmore Road. The site is not within a conservation area. The site is located within the area designated in Haringey SPD ‘House Extensions in South Tottenham’ (2013).

Relevant Planning and Enforcement history

- No relevant history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- None consulted

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

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and appearance
3. The impact on the amenity of adjoining occupiers;

6.1 Principle of the development

The application site is located within the designated area identified in Haringey SPD 'House Extensions in South Tottenham' (2013). The SPD provides additional guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large households in this part of the borough.

This application is for a 'Type 3' full 2nd floor extension with loft accommodation at 3rd floor level. The proposal is for a single 'Type 3' only (i.e. not paired with an adjoining property). It is noted that whilst this is one of 3 approved designs for roof extensions within the South Tottenham Area as outlined in the SPD, the application must be considered on its own merits and due regard must be given to the impact this will have upon the appearance of the building and the terrace, as well as any adverse impacts to the residential amenity of adjoining occupiers in terms of overshadowing, overlooking et cetera (see below).

6.2 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.

Draft DM Policy DM12 concerning residential extensions (E) 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, detailing of the original buildings...".

Also relevant here is design guidance relating to facing material, fenestration and detailing for 'Type 3' roof extensions as set out in Haringey SPD 'House Extensions in South Tottenham' (2013), as well as general design guidance set out in SPG1a 'Design Guidance'.

It is noted that the adjoining property has a 'Type 2' extension. In the immediate vicinity no.66 opposite has a 'type 2' and no.64 and no.65 both have 'Type 3s' of a similar scale to that proposed here. Whilst the 'type 3' will result in the ridge height of this part of the terrace being raised considerably above its present level, it is accepted that this increase can be considered part of a '*gradual transition'* to a terrace with an extended roof level and that, by complying with one of the 3 approved 'types' outlined in the 'House Extensions in South Tottenham' SPD (2013), the proposal helps to establish '*a consistency of scale and character'* for the area whilst being built to a good standard of design (paragraphs 3.3-4).

Plans (GL.65.PR.02) indicate that the proposed 'Type 3' roof extension will be finished to a high quality thereby meeting the guidance set out in the SPD: brickwork at 2nd floor level will match existing; new windows at 2nd floor level will follow the original fenestration pattern and will match existing windows in terms of detailing and materials; the roof, including tiling and parapets, will be entirely reproduced including reuse of materials where appropriate; and the flank wall of the extension will match existing brickwork.

For these reasons the proposed 'Type 3' roof extension is considered to be acceptable on design and appearance grounds.

6.3 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.

A 'Type 3' roof extension involves a significant increase in height and as such applications must be assessed against overshadowing impact affecting the amount of sunlight affecting adjoining properties. It is noted that no.63 has an existing 'type 2' extension which will have some minimal overshadowing impact on this and other properties along the row already. This proposal will extend the property to a 3 storey property with a (reproduced) duel pitch roof at 3rd floor level. As this increase in height is to the principle building only (i.e. not to a rear projection) this is not considered to cause any significantly harmful impact to the amenity of adjoining occupiers in terms of overshadowing.

As the new windows proposed will either be front or rear facing and at 2nd floor height it is not considered that any additional privacy overlooking will result from the proposed extension.

The proposed 'type 3' roof extension is considered to be acceptable on amenity grounds.

6.4 Conclusions

The proposed 'type 3' roof extension has been designed in line with the requirements and guidance set out in the relevant SPD and as such is considered to balance the need to provide additional accommodation on site with the need for any extension to contribute positively to the character and appearance of the host building and the area. The extension is not considered to give rise to any significant harm to the amenity of adjoining occupiers. Approval is therefore granted in line with London Plan (2016) Policies 7.4 and 7.6, Local Plan (2013) Policy SP11, UDP (2006) Saved Policy UD3, Draft DM Policy (2015) DM1 & DM12 and Haringey SPD 'House Extensions in South Tottenham' (2013).

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/2016/1713

Applicant's drawing No.(s) GL.5.PR.01, GL.5.PR.02, GL.5.PR.03, GL.65.EX.01 & GL.65.EX.02

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 approved plans comprise drawing nos GL.5.PR.01, GL.5.PR.02, GL.5.PR.03, GL.65.EX.01 & GL.65.EX.02. 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.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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

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.