LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1995 **Ward:** Seven Sisters

Date received: 17/06/2016

Last amended date: 08/08/2016

Drawing number of plans: FE.74.PR.03, FE.74.EX.02, FE.74.EX.01 Rev 01, FE.74.PR.02 & FE.74.PR.01

Address: 74 Ferndale Road N15 6UQ

Proposal: Reversion of property from 2 self contained flats to a single dwelling and erection of a 'type 3' roof extension (householder application)

Applicant: Mr Shif

Ownership: Private

Site Visit Date: 04/08/2016,09/08/2016

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 reversion of the property from 2 self contained flats to a single dwelling and the erection of a 'type 3' roof extension.

Site and Surroundings

3.2 The application site is a 2 storey mid terrace property on the southern side of Ferndale Road. The site is not located within a conservation area. Ferndale Road is one of the streets designated in LB Haringey's 'House Extensions in South Tottenham' SPD (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 30 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.

Principle of the development

6.1 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 in this part of the borough to provide additional habitable accommodation for large households.

6.2 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 in terms of, *inter alia*, proposed detailing and fenestration, as well as any adverse impacts to the residential amenity of adjoining occupiers in terms of overshadowing, overlooking et cetera (see below).

6.3 During an initial site inspection, the officer noted that the property has been converted into flats, a fact not previously brought to the attention of the LPA. This was further confirmed by checking the enforcement history relating to the site which revealed that a previous complaint had been lodged around the use of the property as two flats without the granting of prior approval (UNW/2009/00088 – closed 08/09/2009).

6.4 As per paragraph 3.51 of the 'House Extensions in South Tottenham' SPD (2013) '*Applications for extensions ... will not be approved for houses already converted to flats or HMOs unless the property is being converted back into a single family dwelling'*. The applicant was approached and it was confirmed that the property was indeed in the process of being reverted back into a single family dwellinghouse. The proposal description was amended to reflect this reversion and amended existing

plans were requested (FE.74.EX.01 Rev 01) to assess the changes that are to be made internally as a part of this change. A condition has been attached to this decision to ensure that the the property is fully reverted before construction of the 'type 3' is started to ensure that the application is in line with the DPD.

Design and appearance

6.5 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.

6.6 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...".

6.7 Also relevant here is design guidance relating to facing materials, 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'.

6.8 It is noted that there are currently no 'type 3' extensions in the immediate vicinity of no.74 and as such the current application will result in the ridge height of this part of the terrace being raised considerably above its present level. Whilst this addition will create an abrupt variation in building height and scale along the row it is accepted that this increase can be considered part of a process of '... *gradual transition'* to a terrace with an extended roof level, and that by complying with one of the 3 approved types of roof extensions the proposal should help to establish a consistency of scale and character for the terrace and eventually the whole area, as described in the 'Broad Design Considerations' (section 3) contained within the 'House Extensions in South Tottenham' SPD (2013).

6.9 Proposed plans (FE.74.PR.02) indicate that the proposed 'Type 3' roof extension will be finished to meet the guidance set out in the SPD: the brickwork of the walls at 2nd floor level and the flank wall will be painted to 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; and the roof, including tiling and parapets, will be entirely reproduced including the reuse of materials where appropriate.

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

Impact on the amenity of adjoining occupiers

6.11 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.

6.12 A 'Type 3' roof extension involves a significant increase in the height of the roof and the overall bulk and massing of the property. As such applications must be assessed against any likely overshadowing impact affecting the amount of sunlight available to adjoining properties. Given the orientation of the property (north facing) and as the extension is to the principle building only (i.e. not to a rear projection) this extension is not considered to cause any significantly harmful impact to the amenity of adjoining occupiers in terms of overshadowing.

6.13 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.

6.14 In light of the above, the proposed 'type 3' roof extension is considered to be acceptable on amenity impact grounds.

Conclusions

6.15 The proposed 'type 3' roof extension will only be begun once the property has been fully reverted back into a single family dwellinghouse. The 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. Furthermore, 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).

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

7.1 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/2016/1995

Applicant's drawing No.(s) FE.74.PR.03, FE.74.EX.02, FE.74.EX.01 Rev 01, FE.74.PR.02 & FE.74.PR.01

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 FE.74.PR.03, FE.74.EX.02, FE.74.EX.01 Rev 01, FE.74.PR.02 & FE.74.PR.01. 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 precisely in colour, size, shape and texture those of the existing building. The brickwork of the walls at 2nd floor level and the flank wall will be painted to 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; and the roof, including tiling and parapets, will be entirely reproduced including the reuse of materials where appropriate.

   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)'.

6. Prior to the commencement of works on the development hereby permitted (erection of a 'type 3' roof extension), the property shall be fully reverted from 2 self contained flats to a single family dwellinghouse.

Reason: To ensure that the proposed 'type 3' extension abides by the principles outlined in 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: 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.