

Officer's Report

Application Number	HGY/2022/2582
Type	Full planning permission
Location	31, Wargrave Avenue, London, N15 6UH
Proposal	Erection of a type 3 loft
Case Officer	Sarah Madondo
Valid Date	03/10/2022
Applicant	Mr Nathan Bindinger
Agent	Mr Sruli Lieberman

RECOMMENDATION

Approve with Conditions

Proposed development

This is an application for erection of type-3 roof extension, as detailed in the South Tottenham SPD. This involves the continuation of the front elevation to create a second floor. The frontage would have a parapet wall that would continue around either flank elevation. The materials indicated on the plans would be an identical match to those of the existing building with new brickwork.

Site and Surroundings

The site is a mid-terraced property located on Wargrave Avenue. The site is not located within a conservation area and does not fall within the curtilage of a listed building. Wargrave Avenue is within the defined area outlined in LB Haringey's 'House Extensions in South Tottenham' SPD (2013).

Principle of development

This proposal is for the demolition of existing Type 2 extension and erection of Type 3 second floor extension and given its location, the principle of this type of extension is acceptable subject to the design detailing.

Design and appearance

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 SPD (Para. 3.19) highlights the importance of replicating brick/render details within the finish.

The application proposed a second-floor extension with loft accommodation at third floor level. This additional floor will replicate the existing first floor in dimensions and materials in order to create a three-storey house. As such, the design and appearance are considered acceptable and accords with the South Tottenham SPD guidance. A condition will be attached to ensure materials exactly matched the existing house.

Impact on neighbouring amenity

The proposed extension would be a significant distance from the neighbouring properties (32-36 Gladesmore Road) to the rear as such there would be no significant harm on daylight and sunlight to these properties. The additional floor would not have a significant impact on privacy. There would be no significant harm to the amenities of the adjacent occupiers, as the proposal extends upwards only and within the existing footprint of the host building.

Additional Matters

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.” There have been additional alterations in a form of single storey rear extension 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 considered that this should be formally submitted to the Local Authority prior to commencement of development.

Conclusion

On balance proposal would accord with the aims and objectives of the SPD ‘House Extensions in South Tottenham’ (2013) and would not have any significant harm to the amenities of the adjoining neighbours and character of the street-scene.

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.

Conditions:

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 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 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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2017.

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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2017.

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 2017 Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2017.

Informatives:

- **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.