

Officer's Report

Application Number	HGY/2022/4358
Type	Householder planning permission
Location	2 & 4 Wellington Avenue, Tottenham, London, N15 6AS
Proposal	Erection of a type 3 loft extension together with a first floor rear extension across number 2 and 4
Case Officer	Sarah Madondo
Valid Date	07/12/2022
Applicant	Heshy Friedman
Agent	Mr. Heshy Friedman

RECOMMENDATION

Approve with Conditions

Proposed Development

This is joint application for the 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. The proposal also includes the erection of first floor extensions to no 2 & 4 Wellington Avenue.

Site and Surroundings

The sites is are mid-terraced properties located on Wellington Avenue. The site is not located within a conservation area. Wellington Avenue is within the defined area outlined in LB Haringey's 'House Extension in South Tottenham' SPD (2013).

Principle of development

This proposal is a joint application for the erection of Type 3 second floor extensions 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.

The proposal also includes a joint first floor rear extensions at no. 2 & 4 Wellington Avenue to provide laundry rooms. The proposed extensions would be 2.5 metres deep and 3 metres wide with a pitched roof. The proposed extension would be set in from both neighbouring boundaries. The design and appearance of the extension is considered acceptable and would not detract from the character of the

immediate area. The extension would be subservient to the host properties in terms of its size and roof form. The external materials of the proposal would be sympathetic with the built form and the appearance of the existing properties.

Impact on the neighbouring properties

The proposed first floor extension would not impinge on a line drawn at 45 degrees from the center of the attached neighbour's rear habitable windows, which indicates that the proposed extension is unlikely to have significant harm in terms of loss of light on no. 6 Wellington Avenue. In addition there is no impact on (nos. 44-52 Fairview Road) and (No. 1-5 Clifton Gardens), given the separation distance. Similarly, the proposed modest depth of the extension would not have significant material harm to the amenities of the adjoining occupiers living condition. The proposal is acceptable in amenity terms.

Representation has been received in relation to noise, dust and loss of natural light which has been noted. In terms of noise/dust these would be temporary impacts that are typically controlled by non-planning legislation. In terms of loss of natural light, the first floor extension has been setback away from no. 6 Wellington Avenue and as stated above the extension would not impinge on a line drawn at 45 degree from the center of the first floor window, therefore, the loss of light would not be that significant.

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 consider 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.

Recommendation

Grant permission subject to condition(s):

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper 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 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.

- 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 floor 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.

- 6 The development hereby approved shall be implemented, built and completed at the same time in respect of both properties No's 2 & 4 Wellington Avenue unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason: In the interests of co-ordinating the development and the provisions of the Planning & Compulsory Purchase Act 2004.

Informatives:

- 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.