

# Officer's Report

|                           |                                        |
|---------------------------|----------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0254</b>                   |
| <b>Type</b>               | <b>Householder planning permission</b> |
| <b>Location</b>           | 6, Elm Park Avenue, London, N15 6AT    |
| <b>Proposal</b>           | Construction of Type 2 Roof extension  |
| <b>Case Officer</b>       | Laina Levassor                         |
| <b>Valid Date</b>         | 25/01/2023                             |
| <b>Applicant</b>          | Ms D Young                             |
| <b>Agent</b>              | Mr Kirk Morrison                       |

## **RECOMMENDATION**

**Approve with Conditions**

## **PLANNING HISTORY**

The planning history of the site has been taken into account when coming to this decision.

## **SITE DESCRIPTION**

The application site is a two storey dwelling located on the Eastern side of Elm Park Avenue. The site is not within any conservation area, nor does it fall within the curtilage of any listed buildings. The surrounding area is predominantly residential and located within the area defined as being within the House Extension in South Tottenham SPD (2013).

## **CONSULTATION RESPONSES**

No representations were received in response to the notification and publicity of this application.

## **REASONS FOR GRANTING PERMISSION**

The application site is located within the designated area identified in Haringey SPD House Extension 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 families in this part of the Borough.

The SPD sought to provide clear and consistent guidance on the form of roof extension defining three approved ways in which homes may be approved at roof level. This proposal is for a 'Type 2' second floor extension and given its location, the principle of this type of extension is acceptable subject to the design detailing.

A 'Type 2' extension is defined as a whole floor extends with a flat roof set behind a parapet wall, designed to match the existing first floor construction. The extension removes the roof slope entirely, replacing it with an additional storey.

The SPD requires these types of extensions to include a parapet with cornice with an external design that matches the design of the existing house. Whilst the SPD does not set limits on how high this type of extension should be, the extension should be proportionate and not excessive. In terms of design and buildability, the new flat roof should be at least the height of neighbouring ridges or higher where necessary to achieve head height.

The size and pattern of windows set within the new storey should be reproduced from the floor below. Where the original dwelling features two storey bay window with pitched roof and pointed gable, this should be extended to the additional floor with the bay replicated at the new level.

Located at roof level, the proposal (inclusive of the proposed rooflights to the front and rear elevation) is characteristic of other such extensions in the vicinity. The 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.

The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

#### **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 rendered frontage and shall be undertaken in conjunction with a re-rendering of the existing frontage to provide 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 detailing at first floor and roof tiles shall reuse or match precisely the existing roof tiles. The brick detailing of the existing first floor shall be replicated as per the elevation drawing.

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 Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017 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 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 2013.

- 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 2013

**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.