

Officer's Report

Application Number	HGY/2023/0284
Type	Householder planning permission
Location	42 Rostrevor Avenue, Tottenham, London, N15 6LP
Proposal	Erection of a Type 3 roof extension
Case Officer	Mercy Oruwari
Valid Date	27/01/2023
Applicant	Mr Jacob Halpern
Agent	Shulem Posen

RECOMMENDATION

Approve with Conditions

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1. Development begun no later than three years from date of decision
2. In accordance with approved plans
3. Materials to match existing
4. South Tottenham materials
5. South Tottenham PD
6. South Tottenham Structural

Informatives:

1. Land ownership
2. Hours of construction
3. Party Wall Act

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 subject site is a two-storey mid terrace property with a double storey bay window at the front. The property backs onto the grounds of St Bartholomew's Church on Stamford Hill. The property is not located within any conservation area and is not within the curtilage of a listed building.

Relevant Planning and Enforcement history

3.3 There is no previous planning history in relation to the site.

4. CONSULTATION RESPONSE

4.1 There were no internal or external consultations for this application:

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 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

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity;
4. Additional matters

Principle of development

6.2 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 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

6.3 DPD Policy DM12 'Housing Design and Quality' 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 building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

6.4 DM Policy (2017) DM12 'Housing Design and Quality' 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, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance and this is supported by London Plan (2021) Policy D1.

6.5 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. In this instance, the height of the parapet walls and break in the front cornice detail is acceptable in order to replicate the first-floor detailing. The SPD (Para. 3.19) highlights the importance of replicating brick/render details within the finish.

Impact on neighbouring amenity

6.6 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

6.7 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

6.8 The property backs onto the gardens of St Bartholomew's Church as such there would be no significant harm on daylight and sunlight to any nearby residential 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

6.9 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

6.10 On balance the proposal would accord with the aims and objectives of the SPD 'House Extensions in South Tottenham' (2013). The type 3 extension would also not have any significant harm to the amenities of the adjoining neighbours and character of the street-scene.

6.11 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused 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

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 20015 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:

- 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.
- 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.
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.