

Officer's Report

Application Number	HGY/2023/0140
Type	Householder planning permission
Location	60 Leadale Road, Tottenham, London, N15 6BH
Proposal	Erection of a type 3 loft conversion with 7no. rooflights, single storey ground floor extension with a succah rooflight, erection of part first floor extension, and erection of three-storey side extension.
Case Officer	Daniel Kwasi
Valid Date	13/02/2023
Applicant	Mr Sheldon
Agent	Mr - Stern

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is an end-of-terrace two-storey residential dwellinghouse on the corner of Leadale Road and Craven Park Road. To the south of the site is a school. The site is not located within any conservation area and does not fall within the curtilage of a listed building. It is in the South Tottenham area that allows for upward house extensions for large families to prevent overcrowding.

Relevant Planning History

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

HGY/2013/1455 – Erection of single storey ground floor extension, erection of part first floor extension, erection of 3 storey side extension and erection of rear dormer (householder application) – Granted permission on 16 September 2013.

Considering how the surrounding area has developed over the past nine years since the previous application was granted permission, the planning history of the following applications have been taken into consideration in assessing this application. These permissions have type 3 roofs, and are sited on the corner of their addressed streets and Craven Park Road

APP/Y5420/W/17/3176762 - Appeal B is allowed and planning permission is granted for new 3-storey dwelling house with basement at 123 Castlewood Road, Tottenham, London N15 6BD in accordance with the terms of the application, Ref HGY/2017/0081 – Granted permission on 27 December 2016

HGY/2015/1640 – 91, Leadale Road, London, N15 6BJ – Erection of additional storey 'Type 3' – Granted permission on 21 August 2015

HGY/2013/2347 – 1, Grovelands Road, London, N15 6BS – Front and rear loft extension with pitched roof and rooflights above – Granted permission on 9 January 2014

Proposed Development

The original proposal was a resubmission of the previous application that was approved under HGY/2013/1455. However, since the adoption of the South Tottenham SPD, there has been a prevalence of corner plots exhibiting type 3 roofs. Therefore, the agent was advised to revise the plans to propose a type 3 roof instead of a type 2 roof, in order to continue this pattern of corner plots with type 3 roofs. The revised drawings, therefore, propose for the erection of a type 3 loft conversion with 7no. rooflights (3no. front slope and 4no. rear slope), single storey ground floor extension with a flat roof and sukkah rooflight, erection of a part first floor extension with a flat roof, and erection of a three-storey side extension.

Design and Appearance

As mentioned, the proposed roof type would be Type 3 as shown in the House Extensions in South Tottenham SPD (adopted October 2013), finished with similar materials and details. The proposed second floor elevations, windows and external materials would match the existing first floor elevations. The three-storey side extension would replace the existing single storey side extension. The proposed development provides an additional 6no. bedrooms, and would alter the Living Room, Kitchen, and Breakfast area. Overall, the proposal would improve the living conditions of the family. The proposal would be in accordance with the South Tottenham SPD, as the additional storey would be finished in similar materials and maintain the detailing from the floor below. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

Impact on Neighbouring Amenity

There are no windows on the flank walls of the proposed first floor extension, and the second floor extension that is part of the three storey side extension. The scale of the proposed extension would appear in accordance with the South Tottenham SPD and therefore it is deemed the proposal 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 policies SP11 and SP12 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.

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 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: 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.
- **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.