

Officer's Report

Application Number	HGY/2023/0624
Type	Householder planning permission
Location	76 Lealand Road, Tottenham, London, N15 6JT
Proposal	Erection of "Type 3" roof extension
Case Officer	Laina Levassor
Valid Date	02/03/2023
Applicant	Mr Stern
Agent	Mr Joshua Valler-Feltham

RECOMMENDATION

Approve with Conditions

SITE DESCRIPTION

The subject site is a two storey dwelling located on the southern side of Lealand Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building. 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

One objection was received in response to the notification and publicity of this application. This objection raises material concerns of overlooking and loss of privacy and interruption to the appearance of properties along the terrace.

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 3 second floor extension and given its location, the principle of this type of extension is acceptable subject to the design detailing.

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 SPD is adopted taking into consideration the design of such development and the resultant impact to neighbouring amenity and the wider residential area. Where a proposal meets the criteria of this guidance, the proposals are considered sensitive in their design and a neighbourly form of development. It is not considered that the proposal would present any additional overlooking to views already available of neighbouring properties with garden orientations limiting overshadowing

caused by the buildings this side of the road. 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 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.

- 5 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.

Informatives:

- **INFORMATIVE: HMO C4**
The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm
- **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.