

Officer's Report

Application Number	HGY/2023/0888
Type	Householder planning permission
Location	44 Wellington Avenue, Tottenham, London, N15 6BA
Proposal	Erection of type 3 roof extension.
Case Officer	Sabelle Adjagboni
Valid Date	29/03/2023
Applicant	Avrohom Ostreicher
Agent	Mr Joshua Valler-Feltham

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for the erection of a 'Type 3' roof extension to create an additional storey to an existing 2 storey terraced property.

Site and Surroundings

The application site is a two-storey terrace property on the southern side of Wellington Avenue. The site is not located within a conservation area nor is it a listed building. Wellington Avenue is one of the streets designated in LB Haringey's 'House Extensions in South Tottenham' SPD (2013).

Relevant Planning and Enforcement history

The recent planning history in relation to the site is as follows:

HGY/2023/0855 | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.62m and for which the height of the eaves would be 3m. | Refuse.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 6 letters to neighbours. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of Development
2. Design and appearance

3. Impact on neighbouring amenity

Principle of Development

The application site is located within the designated area identified in Haringey SPD 'House Extensions in South Tottenham' (2013). The SPD provides additional guidance on the design of house extensions being built in this part of the borough to provide additional habitable accommodation for large households whilst ensuring that any additions are built to an appropriate scale with attention to promoting good design in terms of materials and detailing.

This application is for a 'Type 3' full 2nd floor extension with loft accommodation at 3rd floor level. The proposal is for a single 'Type 3' only (i.e. not paired with an adjoining property). It is noted that whilst this is one of 3 approved designs for roof extensions within the South Tottenham Area as outlined in the SPD, the application must be considered on its own merits and due regard must be given to the impact this will have upon the appearance of the building and the terrace in terms of, inter alia, the proposed detailing and fenestration, as well as any adverse impacts to the residential amenity of adjoining occupiers in terms of overshadowing, overlooking et cetera that might arise (see below).

Design and appearance

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.

Also, relevant here is design guidance relating to facing materials, fenestration and detailing for 'Type 3' roof extensions as set out in Haringey SPD 'House Extensions in South Tottenham' (2013), as well as general design guidance set out in SPG1a 'Design Guidance'.

There are relatively few 'type 3' extensions in the area, however, No.42 the immediate neighbour of the application site is one of the few properties with this type of extension. Additionally, several box dormers and 'type 2' flat roofed extensions can be seen to be erected on the roofs of surrounding buildings along the terrace and surrounding streets.

Although it is recognised that the proposed 'type 3' addition is not common in the area, given the immediate neighbours currently have such an extension, it is considered that the proposal would an acceptable contribution to the process of '... gradual transition' to a terrace with an extended roof level. Furthermore, by complying with one of the 3 approved types of roof extensions the proposal would help to establish a consistency of scale and character for the terrace and eventually the whole area, as described in the 'Broad Design Considerations' (section 3) contained within the 'House Extensions in South Tottenham' SPD (2013).

The proposed plans indicate that the proposed 'type 3' roof extension will be finished in line with the guidance set out in the relevant SPD: the walls at 2nd floor level will be rendered to match existing colour and finish, as will the new flank walls at the loft level; the existing quoin decoration will be replicated at 2nd floor level; new windows at 2nd floor level will follow the original fenestration pattern and will match existing in terms of detailing and materials; the front bay window will be extended to

2nd floor level and reproduced exactly; and the roof, including tiling and eaves, will be entirely reproduced including the reuse of original roofing materials.

Three new rooflights will be installed on the front and rear roof slopes of the principal roof (as extended). These are considered to be acceptable given that their size and location render them less visible from the public realm or from surrounding properties.

Therefore, the proposed 'Type 3' roof extension is considered to be acceptable on design and appearance grounds.

As such, the proposal is considered in line with the above policies.

Impact on neighbouring amenity

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.

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.

A 'Type 3' roof extension involves a significant increase in the height of the roof and the overall bulk and massing of the property. As such applications must be assessed against any likely overshadowing impact affecting the amount of sunlight available to adjoining properties.

Given the orientation of the property (north by north-west facing) and the fact that the extension is to the principle building only (i.e. not to a rear projection) any overshadowing impact created will only affect the highway to the north of the site with only minimal impact to adjoining occupiers – with no significant impact upon any habitable rooms – for certain parts of the day; as such this extension is not considered to cause any significantly harmful impact to the amenity of adjoining occupiers in terms of loss of light or overshadowing.

As the new windows proposed will either be front or rear facing and at 2nd floor level it is not considered that any additional privacy overlooking will result from the proposed extension.

Whilst it is noted that any additional storey being added to an existing two storey property may have the effect of giving an overbearing appearance to that property, the proposed 'type 3' extension will only be noticeable from the highway and the rear of the neighbours' garden rather than from any of the adjoining occupiers' windows, and thus, any harm caused is not considered to result in a significant adverse impact.

Considering the above, the proposed 'type 3' roof extension is considered to be acceptable on amenity impact grounds.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposed 'type 3' roof extension has been designed in line with the requirements and guidance set out in the relevant SPD; as such the addition is considered to balance the need to provide

additional accommodation on site with the need for any extension to contribute positively to the character and appearance of the host building and the area. Furthermore, the extension is not considered to give rise to any significant harm to the amenity of adjoining occupiers.

Therefore, the proposal is considered acceptable in line with the relevant aforementioned policies.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2023/0888

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 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.

- 5 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.

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: 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.