



Officer Report

Application Number:	HGY/2023/1766
Application Type:	Householder planning permission
Address:	128 Craven Park Road, Tottenham, London, N15 6AB
Proposal:	Erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 extension).
Case Officer:	Zara Seelig
Valid Date:	04/07/2023
Applicant:	Mr Samul
Agent:	Mr - Stern

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 extension).

Site and Surroundings

The application site is a two-storey mid terrace dwelling situated on the southern side of Craven Park Road. The site is not located within a conservation area. The surrounding area is residential and located within the area defined as being within the House Extension in South Tottenham SPD (2013).

Relevant Planning and Enforcement History

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

HGY/2023/0767 - Erection of a ground floor wrap-around extension, measuring 3.5m in length, maximum height of 3.65m, eaves height of 2.96m, and height at the boundary of 2.3m – Current Application

HGY/2023/1767 - Erection of a rear dormer - The proposal aligns with the GPDO – Current Application

LOCAL REPRESENTATIONS

The application has been publicised by way of 6 neighbour consultation 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:

Supporting: 0

Objecting: 1

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Overlooking/Loss of privacy
- Overshadowing

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 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 seeks 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 roof 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 is characteristic of other such extensions in the vicinity. The proposal would accord with the aims, objectives and criteria 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 area.

While it is noted that concerns are raised about the loss of light, the height of the extension given its orientation relative to the properties/ gardens adjoining this site, would not experience a material loss of light or be overshadowed. It is noted that the adjoining/ neighbouring properties have ground floor extensions to the rear. Equally in respect of the properties on the other side of Craven Park Road, given the separation distance, these would also not experience a material loss of light or be overshadowed. Equally such extension would not be overbearing given the context here.

While concerns about overdevelopment are noted, such upward extensions are common to properties in the area and viewed acceptable in the context of the SPD, as such it is viewed that such a development does not represent an overdevelopment of this site.

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 as well as the House Extension in South Tottenham SPD (2013). 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
- 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
- 5 Before any work is undertaken in pursuance of this permission to add additional 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: 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.

