

Introduction

Well Design LTD has prepared a planning design and access statement on behalf of Mr. Friedman (the Applicant) for a complete planning application for the site known as 147 Fairview Road N15 6TS. This planning statement should be read along with the accompanying architectural plans.

The Proposed Development

This is an application for erection of type-3 roof extension, as detailed in the South Tottenham SPD. This involves the continuation of the front elevation and first floor bay window to create a second floor. The frontage would have a parapet wall that would continue around either flank elevation. The material indicated on the plans would be an identical match to those of the existing building with new brickwork, rendered appearance to the bay windows.

The proposal adheres to national, regional, and local planning policies and guidelines.

The Site and Its Surroundings

Proposal relates to two-storey end of terraced property situated on northern side of Fairview Road on the corner with Crowland Road. Property has existing single storey rear outbuilding extension. Surrounding area is whole residential in character. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

There is a planning application the same as this that got approved.

HGY/2020/1931

Date received: 21/07/2020

Erection of an additional storey in the form of a 'Type 3' roof extension

Principle of the 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 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

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 (2016) Policies 7.4 and 7.6.

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 bay detail.

The detailing surrounding

the bay windows are shown on the proposed plans as The SPD (Para. 3.19) highlights

the importance of replicating brick/render details within the finish.

Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 Architecture states that any development should not cause any harm to the surrounding land and buildings. DM Policy (2017) DM1 'Delivering High-Quality Design' states that development proposals should ensure a high standard of privacy and amenity for both the



development's users and neighbours. The Council encourages proposals that provide appropriate sunlight, daylight, and open aspects, including private amenity space where required, to all parts of the development and adjacent buildings and land. It is also necessary to provide an appropriate amount of privacy to residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the development's residents. In addition, any issues of vibration, noise, fumes, odour, light pollution, and microclimatic conditions arising from the use and activities of the development must be addressed.

The proposed extension is quite far from the neighboring properties (Crowland Road) to the rear, so there would be no significant harm to daylight and sunlight to these 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.

paragraph 3.36 states that "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." This will be provided before starting the project.

Conclusion

In conclusion, the proposal is in line with the aims and objectives of the SPD 'House Extensions in South Tottenham' (2013) and would not harm the amenities of the adjoining neighbors and the character of the street-scene. All other relevant policies and considerations, including equalities, have been taken into account. Therefore, planning permission should be granted, especially because the same planning was approved three years ago, and no policy has changed since then.

