



Officer Report

Application Number:	HGY/2026/2013
Application Type:	Householder planning permission
Address:	32 Elm Park Avenue, Tottenham, London, N15 6AU
Proposal:	Erection of Type 3 roof extension
Case Officer:	Sarah Madondo
Valid Date:	24/07/202
	6
Applicant:	Mrs Jakubowitsch
Agent:	Deutsch

RECOMMENDATION

Approve with Conditions

Proposed Development

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

Site and Surroundings

The site is a two storey end of terrace dwellinghouse, located on the northern side of Elm Park Avenue. The existing dwelling has been extended by way of a ground floor extension and loft extension. The site is not within a conservation area. It is located within the South Tottenham House Extension Policy Area. There are many similar examples of Type 3 extensions which have been approved on this street.

Relevant Planning and Enforcement History

HGY/2026/1917 Erection of a ground floor rear extension at No. 32, first floor rear extensions across Nos. 30, 32 and 34 and the erection of a porch extension to the front of No.32.
Approve with Conditions

HGY/2019/3114 Erection of two first floor rear extensions across No. 30 & 32. Approve with Conditions

Consultation Response

None

Local Representations

The application has been publicised by way of neighbour letters. No responses were received.

Main 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;
4. Other considerations

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 and other consideration as outlined 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. The 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) is relevant. 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. The original SPD precipitated an increase in the number of applications for roof extension in the area, although not all extensions followed the guidance correctly. The revised SPD (October 2013) sought to provide clear and consistent guidance on the form of roof extensions; defining three approved ways in which homes may be approved at roof level. This proposal is for a 'Type 3' second floor extension. Type 3 is a full second floor extension with loft accommodation at third floor level, in material to match. The relevant criteria for the purposes of complying with the SPD in respect of a Type 3 extension is outlined and discussed below.

Type 3 extension

1. Should the Council grant permission for this planning application, Permitted Development Rights to change the materials and details of windows will be removed. This is to ensure that the appearances of windows in extensions are in accordance with the planning permission [SPD para 3.29].

Comment: Permitted development rights are removed as per a condition imposed.

2. Do all proposed materials match the original house? Bricks need to match in colour, pattern and texture. If the original bricks are discoloured, then new brickwork can be artificially aged or the original brickwork can be cleaned. Render should match in colour and texture [SPD para 2.18 + 3.30)

Comment: Proposed materials and finishes match existing. The front façade would be composed of white painted brick to match the existing front elevation. A condition will be attached to

ensure materials and finishes match existing.

3. Do all proposed windows match those on the floor below and roughly same distance from window cill to the head of the window below as found in the existing house? [SPD para 3.10].

Comment: Yes, the proposed windows match the existing first floor windows.

4. Do the proposed roof eaves match the existing eaves, with the height of the eaves above the heads of windows immediately below the same as existing? In other words, the distance from the head of the new 2nd floor windows to the new eaves should be the same as the distance from the head of the existing 2nd floor windows to the old eaves [SPD para 3.129].

Comment: Yes, the proportions match the existing façade.

5. Do the proposed facing materials match the existing front elevations in South Tottenham include brickwork, render and to first floors, hanging tiles? [SPD para 3.13].

Comment: Proposed materials and finishes match existing. The front façade would be composed white-painted brick to match the existing front elevation. A condition will be attached to ensure materials and finishes match existing.

6. Are the size and pattern of the proposed windows reproduced from the floor below? The line of the window cills and heads will set the line of fenestration which must be maintained. When the existing house windows on the 1st floor are not as high as windows on the ground floor, then the new windows on the 2nd floor should reduce in height by the same proportion [SPD para 3.15 + 3.33].

Comment: The proposed windows would be the same size proportion's as the first floor windows and this is acceptable.

7. Where the existing building has two-storey bay windows and/or pointed gable front elevation, does the proposed extension replicate this at the new floor? [SPD para 3.17-18].

Comment: N/A

8. Does the new roof pitched roof follow the original roof in materials and detailing?

Comment: Yes, the new roof replicates the original roof form. The materials and finishes will be conditioned to match.

9. Where the original house has parapets at party walls, between houses, has a parapet been provided in the extended roofs both between the pair of extended roofs and at either end? If original terrace did not have party walls in the roof, there should not be parapets between or at either end [SPD para 3.20].

Comment: New party wall parapets are proposed to reflect the existing terrace.

10. Where the original house is end of terraces, does the proposal replicate the hipped pitched roof (where that is original)? Gable end extension may acceptable if the proposal is not overbearing [SPD para 3.21].

Comment: N/A.

11. For semi-detached/paired houses, are the properties jointly extended? [SPD para 3.25].

Comment: N/A.

12. Where the extension joins the original house, are there any horizontal joint, line, change in materials or projecting horizontal feature? [SPD para 3.30].

Comment: No horizontal detailing is proposed between the original and new parts of the dwelling, which is considered acceptable. A condition will require the eaves detail to be replicated.

13. Applications for Type 1/2/3 extensions will not be approved for houses already converted to flats or HMOs unless the property is being converted back into a single-family dwelling [SPD para 3.51].

Comment: Proposal relates to a single family dwelling.

Impact on amenity

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. The proposed 'Type 3' roof extension will not have a material impact on the daylight or sunlight, privacy or overbearing impact on neighbouring properties. The pattern of roof extension development is established in the area and is consistent with SPD guidance. Shadows from the roof extension would fall towards the street, mitigating impact on neighbouring residences.

Additional matters

Paragraph 3.36 of the South Tottenham SPD states that the "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." No calculations have been formally submitted to the LPA with this application, however structural calculations are an integral part of building regulations submission and as such will need to be assessed at the detailed design and construction phases of such a project. As per a condition imposed below steps are required to 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. It is highlighted that other legislation, Party Wall Act and Building Regulations etc., also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site. The Party Wall Act 1996 exists separately from the planning system, to reconcile differences that adjoining development might cause.

Conclusion

Taking account of the matters discussed above the proposal is considered acceptable in design terms and will have an acceptable impact on neighbouring amenity. To ensure full compliance with the 'House Extension in South Tottenham', SPD, and as reflected above, a number of planning conditions are being imposed. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

CIL

The increase in internal floor area would not exceed 100 sqm. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

PR-L001
PR-P001
PR-P002
PR-P003
PR-P004
PR-P005
PR-E001
PR-E002
PR-S001

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.

- 4 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 20015 or any Order revoking or reenacting 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 floor 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.