

Officer Report

Application Number:	HGY/2023/2732
Application Type:	Householder planning permission
Address:	95 Gladesmore Road, Tottenham, London, N15 6TL
Proposal:	Erection of a type 3 loft extension with 2no. front rooflights and 2no. rear rooflights, and a ground floor single storey rear wraparound extension. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	11/10/2023
Applicant:	Abraham Wajsman
Agent:	Joshua Valler-Feltham

RECOMMENDATION

Approve with Conditions

Proposed development

This is an application for the erection of a type 3 loft extension with 2no. front rooflights and 2no. rear rooflights and a ground floor single storey rear wraparound extension.

The proposed external materials for the walls, roof, and windows would match the existing materials.

The wraparound extension would comprise of an L-shaped single storey rear extension with sloped roof on along the infill area, sloping down to 2.3m in height along the boundary with no.97 and 9.8m in depth. The rear part of the wraparound extension would be 3.5m in depth from the rear wall of the outrigger and 3m in height.

Amended drawings were received that raised the window cill height of the play room rear window to allow for the infill part of the wraparound extension to attach to the rear wall.

Site and Surroundings

The application site is a two-storey residential dwellinghouse situated within the area covered by the South Tottenham SPD, the surrounding area is a mix of architectural styles with a wide variety of rooflines. The site is not located within any conservation area nor does it fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

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

HGY/2023/2901 | PENDING Certificate of lawfulness for proposed use of a rear dormer extension above part of the main roof and the outrigger. (AMENDED DESCRIPTION)

Consultation response

No responses were received following consultation on the application:

LOCAL REPRESENTATIONS

The application has been publicised by way of 15 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: 1

Object: 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:

- Overshadowing affecting right to light

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; and
4. Other considerations.

Principle of development

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.

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 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. Paragraph 3.19 'Brick & Stone Details' states that the Council will seek the retention and reinstatement of all original, decorative brick and stone details to elevations of extended houses and strongly recommends that such details be replicated where appropriate in extensions.

Type 3 roof extension

The new windows match the materials and style of the existing first floor windows on the front and rear elevations. 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 streetscene.

Four new rooflights will be installed on the front and rear roof slopes of the main 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.

Single storey wraparound rear extension

The proposed rear extension is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area, considering the nearby examples at no.97. Therefore, the local character and visual amenity of the area will be protected.

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.

Type 3 roof extension

While concerns about overdevelopment are noted, such upward extensions within the existing footprint of host building 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.

Single storey wraparound rear extension

The proposed height along the boundary with no.97 is 2.3m. This is so that the extension would not have an overshadowing effect on the neighbouring infill area. It is not considered that the proposal would adversely impact neighbouring amenity by way of overbearingness, loss of natural light, or loss of privacy, and is therefore considered acceptable.

Other considerations

Paragraph 3.36 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." There have been additional alterations in a form of single storey rear extension to the existing dwelling and the proposed build would be scrutinised by Building Surveyors.

This would not be a standard requirement for planning consideration, but as this is specifically referred to in the adopted SPD it is considered that this should be formally submitted to the Local Authority prior to commencement of development.

Conclusion

On balance the proposal would accord with the aims and objectives of the SPD 'House Extensions in South Tottenham' (2013). The type 3 extension is not considered to have any significant harm to the amenities of the adjoining neighbours and character of the street-scene. Therefore, the proposal is considered acceptable in terms of all material considerations that have been assessed in this report.

All other relevant policies and considerations, including equalities, have been taken into account. 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

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 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

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.

INFORMATIVE: 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