



Officer Report

Application Number: HGY/2023/1591
Application Type: Householder planning permission
Address: 19 Norfolk Avenue, Tottenham, London, N15 6JX
Proposal: Part basement, part ground floor rear extension together with erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 extension)
Case Officer: Sarah Madondo
Valid Date: 17/08/2023
Applicant: Mrs Leah Lipschitz
Agent: Mr. Aleksandar Pantazis

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Part basement, part ground floor rear extension together with 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 two storey mid terraced property located on Norfolk Avenue. The area is characterised by residential properties and site is not located within any conservation area. The application site is within the defined area outlined in the House Extension in South Tottenham SPD (2013).

Relevant Planning and Enforcement history

HGY/2023/0507 19 Norfolk Avenue N15 Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m REFUSED 04/04/2023

HGY/2023/0571 17 & 19 Norfolk Avenue N15 Ground and First-floor Rear extension to No 17 and 19. Approve with Conditions 24/4/2023

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

LBH Building Control:

Final Comment

If you are minded to approve, I would make the 4 points below pre-commencement conditions and with regard to the means of escape query, I have not seen any additional plans.

initial Comments

We have received comments from building control, can you please provide an amended BIA addressing these concerns

1. Site investigation required including boreholes from the actual site;
2. Indicate method of monitoring any movement to adjoining properties;
3. Construction Management Plan required to include full method statement of construction;
4. Thames Water consent required for building over or within 3 metres of public sewer;

In addition, I would advise that the fire safety/means of escape of the building is shown to be unsatisfactory

MATERIAL PLANNING CONSIDERATION

The main planning considerations raised by the proposed development are:

1. Principle of development
2. Design and appearance
3. Impact on neighbouring amenity
4. Basement development

Principle of development

Type 3 extension

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 the demolition of existing Type 2 extension and erection of 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. The SPD (Para. 3.19) highlights the importance of replicating brick/render details within the finish.

The application proposed a second-floor extension with loft accommodation at third floor level. This additional floor will replicate the existing first floor in dimensions and materials in order to create a three-storey house. As such, the design and appearance are considered acceptable and accords with the South Tottenham SPD guidance. A condition will be attached to ensure materials exactly matched the existing house.

The proposal also includes the erection of single storey rear extension approximately 5.5 metres deep to provide a bigger living/dining/kitchen area. The proposed extension would have skylight inserted in the roof which would lie flat to the roof therefore acceptable. The proposed extension would be finished in matching brickwork with a flat roof. The area has been extended by way of similar extensions at ground floor level and the neighbouring properties have rear extensions as well. Therefore, it is considered that the proposed extension would not be out of character as there are similar developments. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. 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.

Given that either properties that is no. 17 & 21 have rear extensions, it considered that these properties would not be significantly impacted. In terms of the type 3 extension, this extension would be a significant distance from the neighbouring properties (14-20 Wargrave Avenue) to the rear as such there would be no significant harm on 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.

In terms of the basement, given the subterranean nature of this development, it considered that the project here can be carried out without impacting on land stability, ground water conditions or the amenity of adjoining residents.

Additional Matters

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.

Basement development

Policy DM18 of the Development Management DPD states that householder extensions to existing basements, and the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal does not adversely affect the structural stability of the building, does not increase in flood risk to the host or nearby properties and does not cause harm to the appearance or setting of the property or the established character of the surrounding area. Policy D10 of the London Plan requires basement development policies to be developed locally.

The proposal is for a modest basement extension to the footprint of the new extension to provide a storage/laundry area. A Basement Impact Assessment has been submitted as part of the application. It is considered the modest extent of the excavation works here, there is expected to be no impact on ground water and surface water conditions. The proposed development would utilise standard underpinning construction technique which is nothing unusual outside of standard engineering practice and design.

The Council's Building Control Team have been consulted and suggested that condition should be attached if minded to approve the application which has been noted. In addition, the plans have been amended to indicate where the means of escape would be, which is accepted by Building Control Surveyors.

Conclusion

The proposed basement development and alterations are considered to be acceptable in design terms, the appearance of the building and the character and appearance of the area. The extension/ alterations will not adversely impact the residential and visual amenities of neighbouring occupiers.

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 rendered frontage and shall be undertaken in conjunction with a re-rendering of the existing frontage to provide 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 detailing at first floor and roof tiles shall reuse or match precisely the existing roof tiles. The brick detailing of the existing first floor shall be replicated as per the elevation drawing.

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 Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017 and South Tottenham Residential Extensions SPD (2013).

- 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 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 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.

- 6 No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

7 Notwithstanding the submitted details and prior to commencement of the development hereby approved a final Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 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: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.