



# Officer Report

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|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/2965</b>                                                                                                                                               |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                             |
| <b>Address:</b>            | 53 Lealand Road, Tottenham, London, N15 6JT                                                                                                                        |
| <b>Proposal:</b>           | Erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 extension) with 2no. front rooflights and 2no. rear rooflights. |
| <b>Case Officer:</b>       | Daniel Boama                                                                                                                                                       |
| <b>Valid Date:</b>         | 02/11/2023                                                                                                                                                         |
| <b>Applicant:</b>          | Mr Zafar Galiara                                                                                                                                                   |
| <b>Agent:</b>              | Mr Abu Bakr Akhoon                                                                                                                                                 |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. 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) with 2no. front rooflights and 2no. rear rooflights.

#### **2. 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. It is on the north side of Lealand Road, between Fairview Road to the west and Elm Park Avenue to the east. The site is not located within any conservation area nor does not fall within the curtilage of a listed building.

#### **3. Relevant Planning and Enforcement history**

The 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)

HGY/2023/2385 | WTD 26/10/2023 Certificate of lawfulness for proposed use of a rear dormer extension above part of the main roof and the outrigger.

There have been Type 3 roof extensions on Lealand Road within the last few years, which are listed below.

102 Lealand Road

HGY/2023/1978 | GTD 04/9/2023 Erection of an additional storey ('Type 3' extension)

76 Lealand Road

HGY/2023/0624 | GTD 22/5/2023 Erection of "Type 3" roof extension

96, Lealand Road

HGY/2019/0501 | GTD 25/3/2019 Erection of Type 3 loft extension.

37, Lealand Road

HGY/2018/2879 | GTD 15/11/2018 Erection of a Type 3 extension 9 (amended scheme)

70, Lealand Road

HGY/2018/2116 | GTD 20/8/2018 Erection of additional storey 'Type 3'

36, Lealand Road

HGY/2018/0377 | GTD 20/3/2018 Type 3 loft extension

#### **4. Consultation response**

The application has been publicised by way of 6 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: 0

Object: 0

Support: 0

#### **5. 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.

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 street scene.

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.

Given the details provided in the plan submitted and associated annotations, and the assessment above, it is considered that this Type 3 extension would be acceptable and complies with the policies and guidance discussed above.

#### 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.

Upward extensions to 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.

The upward extension will lead to some overshadowing to the rear of this property/ the adjoining properties, however this will not be significant given the presence of existing rear extensions to the backs of these properties. The new rear and front facing windows will not adversely affect the amenity to properties to the rear and facing this property, in terms of privacy/ overlooking, given the separation distances in question.

The proposal here is considered acceptable in terms of amenity considerations.

#### Other considerations

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 assed 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 no material 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. The details of the decision are set out in the RECOMMENDATION.

#### **6. 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 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 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 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.

**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](http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm)