



Officer Report

Application Number:	HGY/2024/0467
Application Type:	Householder planning permission
Address:	162 Gladesmore Road, Tottenham, London, N15 6TH
Proposal:	Erection of single storey ground floor rear extension; part first floor extension; erection of Type 3 roof extension; and front porch.
Case Officer:	Kwaku Bossman-Gyamara
Valid Date:	22/02/2024
Applicant:	Mr Yoel Deutsch
Agent:	Shulem Posen

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). Proposal also includes ground floor rear extension, first floor rear extension directly above the existing ground floor extension and a front porch.

This application follows various planning permissions and lawful development certificate (LDC) granted in respect of this property.

- HGY/2017/1950 – Type 3 roof extension.
- HGY/2021/3136 – Prior Approval for ground floor rear extension - Extent.
- HGY/2022/1029 – First Floor extension - Extent.
- HGY/2023/1064 – LDC for a front porch.

This application seeks to combine the above elements into one singular application.

Site and Surroundings

The subject site is a two-storey dwelling, located on the southern side of Gladesmore Road.

The surrounding area is wholly residential in character. The adjoining or nearby properties have similar roof extensions including Type 1/2/3 extensions. The site is not located within any conservation area and does not fall within the curtilage of any listed building.

Relevant Planning and Enforcement History

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

- HGY/2023/2539 – REFUSED 16/11/2023 - Front Porch Extension

- HGY/2023/1064 – PERMITTED DEVELOPMENT 13/06/2023 - Certificate of lawful development for proposed front porch.
- HGY/2022/1029 – GRANTED 13/07/2022 - Erection of first floor rear extension.
- HGY/2021/3136 – NOT REQUIRED 15/12/2021 - Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m.
- HGY/2017/1950 – GRANTED 15/08/2017 - Construction of Type 3 roof extension and basement.

Representations

The application has been publicised by way of neighbour letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

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;
4. Other considerations.

Principle of the Development

The principle of development has been accepted by virtue of the various planning permissions and lawful development certificate (LDC) granted in respect of this property. Mainly outlined below:

- HGY/2017/1950 – Type 3 roof extension.
- HGY/2021/3136 – Prior Approval for ground floor rear extension - Extent.
- HGY/2022/1029 – First Floor extension - Extent.
- HGY/2023/1064 – LDC for a front porch.

The proposed development is identical to the above outlined approved schemes in terms of design, size, massing, footprint and bulk. It is also important to note that since the approval of the above permissions, there has not been no significant change in policy direction which would affect the current application. Therefore, the substantive development has been accepted. This application seeks to combine the above elements into one singular application.

This provides clarity when instructing builders and engineers so that they can understand the full extent of the works. It also avoids having to construct the development piecemeal and make further applications mid-works.

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 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.

Also, relevant here is 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). 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 Roof Extension

Should the Council grants 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.

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: All the brick work would match the existing original bricks.

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: In this instance, window sizes, distance from the cill to the head would be replicated to the upper floor level to ensure that the design and detailing of the extension is appropriate for the building.

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: All the roof eaves height matches up with the existing and in line with adjoining property.

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: Yes - proposal is intended to match the facing materials to the existing front elevation.

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 size and pattern of the proposed windows has been reproduced from the floor below.

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: Yes indeed, the two-storey bay windows and/or pointed gable front elevation, does replicate this at the new floor.

Does the new roof pitched roof follow the original roof in materials and detailing? Comment: Yes- the new roof is pitched to follow the original roof.

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: In this instance, the original terrace does not have any parapets at the party walls therefore, not necessarily to replicate this here.

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: Proposal is a mid-terrace property, therefore follows the ridge line of the adjoining properties.

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

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: N/A.

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.

The relevant criteria for the purposes of complying with the SPD in respect of a rear extension is outlined and discussed below.

Ground Floor Rear Extension

For ground floor rear extension, does it extend beyond 3m from the back of the original terraced house or 4m for semi-detached properties? [SPD para 3.40]. Comment: the proposed ground floor rear extension identical to the approved prior approval application Reference HGY/2021/3136 – Prior Approval for ground floor rear extension – Extent. The design and appearance were considered to be acceptable.

Front porch

The proposed front porch is identical to the approved Lawful Certificate under reference HGY/2023/1064. Proposal falls within the allowance of permitted development and as such considered acceptable in instance.

First Floor extension

The proposed first floor rear extension is identical to the previously approved scheme under planning permission reference HGY/2022/1029. The proposal was 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.

Given the details provided in the plan submitted, and the assessment above, it is considered that these various extensions would be acceptable and complies with the adopted policies and guidance discussed above.

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 roof extension (type 3) would be a significant distance from the neighbouring properties (Grovelands Road) to the side and (Wargrave Avenue) to the rear and side 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 or anyway overbearing upon these immediate adjoining neighbours. 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. Similarly, the ground floor rear extension would not have any significant harm to the amenities of the adjoining neighbours living conditions owing to similar rear ground floor rear extensions.

The height and depth of the first-floor extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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/unacceptable in design terms and will have no/ will have a 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/refused for the reasons set out above.

CIL Applicable

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.

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.