



Officer Report

Application Number:	HGY/2024/0589
Application Type:	Householder planning permission
Address:	129 Castlewood Road, Tottenham, London, N15 6BD
Proposal:	Type 3 loft extension.
Case Officer:	Neil McClellan
Valid Date:	26/03/2024
	4
Applicant:	Mr S Ollech
Agent:	Mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Planning permission is sought for the erection of a 'Type 3 loft-extension' in line with the guidance contained within Haringey's House Extensions in South Tottenham SPD.

Site Description

The subject site is two-storey mid terraced house. Leadale Road lies within the area covered by the Council's House Extensions in South Tottenham SPD. There are a number of examples within the street of houses that have been extended in line with the guidance contained in the SPD.

The site is not located within a Conservation Area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

HGY/2024/0584 – Planning application for proposed first floor rear extension. Pending.

HGY/2015/1035 – Planning permission granted for the erection of a single storey ground floor rear extension.

REPRESENTATIONS

One local representation has been received supporting the application.

The following comments/issues were raised:

- We support the application.
- It will be good for neighbourhood stabilisation.
- It's in line with many similar ones on the street and in the area.

CONSIDERATIONS

The application site is located within the designated area identified in Haringey SPD House Extensions in South Tottenham' (2013). The SPD provides detailed 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 seeks 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.

DM Policy (2017) 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 buildings, 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. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance and this is supported by London Plan (2016) Policies 7.4 and 7.6.

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 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 is considered acceptable and accords with the South Tottenham SPD guidance and is considered an improvement on the existing situation. The extension would match the one recently built at the neighbouring property at 76 Leadale Road. A condition will be attached to ensure materials closely match the existing house.

The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

The proposed extension does not extend beyond the houses existing 1st floor rear elevation, as such, there would be no material harm on daylight, sunlight, outlook or privacy to this or the other neighbouring properties on either side of the application site. Any additional overlooking of neighbouring gardens would not be considered materially worse than the current situation where

these gardens are already overlooked by existing first and second floor windows of neighbours. There would therefore, be no material harm to the amenities of adjoining occupiers.

Paragraph 3.36 of the South Tottenham Home Extends 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. A condition has been attached requiring that this information should be submitted to the LPA for approval prior to the commencement of work.

In conclusion, 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. 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 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 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 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 2013.

- 5 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 2013.

Informatives:

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 their ownership.

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: 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.