



# Officer Report

**Application Number:** HGY/2024/0730  
**Application Type:** Householder planning permission  
**Address:** 59 Gladesmore Road, Tottenham, London, N15 6TA  
**Proposal:** Erection of ground floor infill extension together with erection of a mansard roof extension  
**Case Officer:** Emily Whittredge  
**Valid Date:** 15/03/2024  
**Applicant:** Mr Sacha Stern  
**Agent:** Mr Colin Smith

## **RECOMMENDATION**

**Approve with Conditions**

## **PROPOSED DEVELOPMENT AND LOCATION DETAILS**

### Proposed development

This is an application for the erection of a ground floor infill extension together with erection of a mansard loft extension

### Site and Surroundings

The site is an end of terraced property located on Gladesmore Road. The site is not located within a conservation area and does not fall within the curtilage of a listed building. Gladesmore Road is within the defined area outlined in LB Haringey's 'House Extensions in South Tottenham' SPD (2013).

### Relevant Planning and Enforcement history

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

#### **HGY/2022/2302**

**Address:** 59, Gladesmore Road, London, N15 6TA  
**Proposal:** Rear roof extension (Certificate of lawfulness)  
**Decision Date:** 12 September 2022  
**Decision:** Permitted Development

#### **HGY/2022/2436**

**Address:** 59, Gladesmore Road, London, N15 6TA  
**Proposal:** Erection of ground floor infill extension together with erection of a type 3 loft  
**Decision Date:** 26 July 2023

**Decision:** Refuse

#### Consultation response

No responses were received following consultation on the application.

#### **LOCAL REPRESENTATIONS**

The application has been publicised by way of 21 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

#### **MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

Principle of development;  
Design and appearance;  
Impact on neighbouring amenity; and  
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 guidance on the design of house extensions being built to meet the need to provide additional accommodation for large families in this part of the borough. The SPD seeks to provide clear and consistent guidance on the acceptable forms of roof extension, defining three approved ways in which homes may be extended at roof level.

The SPD states that *"some of the older homes in the area have large, second floor gabled roofs as existing. Such properties may not be suitable for design type 2 or 3 extensions. However, these houses generally have a higher roof ridge, making type 1 extensions easier to achieve"*. Figure 9 of SPD illustrates the housing type that is not considered to be suitable for type 2 and 3 extensions, and the application property is this housing type.

The previous application sought a Type 3 second floor extension, which was refused on the grounds that it would be contrary to the SPD guidelines. While the principle of type '2' or type '3' roof extensions is considered unacceptable in this location, the council appreciates the need for additional floorspace within the wider South Tottenham area and the broad acceptance of additional floors, as set out in the House Extension in South Tottenham SPD, to meet this need. As such, officers for the previous application negotiated an alternative approach to create a mansard roof extension behind the front gable together with a squared off extension to the rear. The amended proposal was considered acceptable, but ultimately not taken forward by the applicant, resulting in a refusal.

The current application seeks a mansard extension in line with the amendments previously recommended by the council.

##### 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 negotiated design seeks a mansard roof extension set behind the front gable, which is considered to maintain the prominent front gable characteristic of the streetscene. A small roof light is proposed within the front of the mansard. The proposal includes a dormer-type addition to the rear roof and raising the parapet at roof level. Subject to the use of appropriate materials, this part of the proposal is considered to comply with the aims and objectives of the Local Plan, the DPD and the SPD.

The single storey rear infill extension would be proportionate and subordinate to the host building, and is considered acceptable in design terms.

#### 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.

Under sub-heading 'Rear extensions' of the SPD states that in considering proposals for rear extensions, the Council will assess their impact on the adjoining dwellings, with particular attention paid to protecting privacy, maintaining sunlight and daylight, and maintaining a reasonable outlook for adjoining properties.

The roof extension would be contained within the original footprint of the building and would therefore not have a material impact on the amenity of neighbouring properties. No side-facing windows are proposed.

The single storey infill extension would be approximately 3m high and 4.1m in depth with a flat roof. By reason of the site's location at the end of a terrace and adjoining the rear gardens of 93 and 95 Fairview Road, the extension would not result in a material loss of light, outlook, or privacy to neighbours.

#### Other considerations

A certificate of lawfulness was recently granted to extend the roof of the closet wing. This extension has not yet been constructed; therefore an extension to the principle roof would need to be taken into account if implementing the works described in the certificate of lawfulness.

Under sub-heading 'Structure' of the SPD states that 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 attached to the decision will secure appropriate structural measures to ensure the integrity of the building and its neighbours.

### Conclusion

On balance, the proposal would accord with the aims and objectives of the SPD 'House Extensions in South Tottenham' (2013) with regard to the roof extension type that is being proposed for these types of houses. The proposal also accords with the relevant proposals of the DPD. The infill extension is appropriate in scale and design and would not harm 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 details of the decision are set out in the RECOMMENDATION.

### **CIL APPLICABLE**

N/A

### **RECOMMENDATION**

GRANT PERMISSION subject to condition(s):

#### **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, unless otherwise stated on the plans hereby approved. The render of the flank wall elevations shall replicate the texture and colour of the existing wall and resurface the existing render of the wall identically if there is not a seamless appearance between the old and new parts of the building. The roof tiles shall reuse or match precisely the existing roof tiles. The rear

elevation shall match the brickwork and window header detail of the 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: 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: 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.