

FAST TRACK

Thank you for submitting your pre-application proposal to Haringey Council to assess your proposal. The points are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a further pre-application advice discussion.

Site Address: 14 Pendennis Road, Tottenham, London, N17 6LJ

Constraints

Article 4 Direction – Houses in Multiple Occupation (HMO)

Family Housing Protection Zone

Proposal: Ground floor replacement of the existing low quality extension and the enlargement of the two upper windows on the front facade and one window on the rear facade. We are also proposing the complete removal of the low quality corrugated PVC canopy.

1. SITE DESCRIPTION

The site is a two storey mid terrace building on the southern side of Pendennis Road, comprising a single dwelling. The site is not located within a conservation area, nor is it a listed building.

2. RELEVANT PLANNING HISTORY

OLD/1980/1200	Erection of single storey rear extension – Approved with conditions 16/7/1980.
OLD/1979/1099	Erection of single storey rear extension to provide additional living accommodation – Approved with conditions 21/6/1979.

3. RELEVANT PLANNING POLICY

The relevant planning policies under which such an application would be considered include, but are not limited to, the following:

- National Planning Policy Framework (2023) (NPPF)
- Haringey Local Plan (2017)
 - Policy SP11: Design
- Development Management DPD (2017)
 - Policy DM1: Delivering High Quality Design
 - Policy DM12: Housing Design & Quality

4. COMMENTS ON PRE-APPLICATION SCHEME

In response to the plans/information submitted, the following advice and assessment is provided by officers.

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings 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.

Rear extension and demolition of canopy

The existing rear extension has a depth of 3.75m, width of 5.9m, and height of 3.817m up to the parapet, when measured from the existing garden level.

The proposed rear extension has a depth of 3.75m, width of 5.9m and height of 3.93m when measured from the existing garden level. The rear extension therefore maintains the same footprint as the existing rear extension, which is subservient to the host building.

The proposed rear extension has a floor to ceiling height of 2.8m. Its finished floor level (FFL) is 0.45m below the existing ground (FFL), which assists in reducing the external height of the extension. Due to level differences, the flank walls would present a height of 2.845m to No. 16 Pendennis Road and 3.93m to No. 12 Pendennis Road. The proposed height of the extension remains subordinate to the rear façade of the dwellinghouse and neighbouring properties.

The rear extension is considered to be sympathetic in form and massing to the host building and surrounding development. This is aided by the removal of the existing PVC canopy. In this respect, the rear extension and demolition of the canopy is acceptable.

Window enlargement

The dwellinghouse forms part of a row of terraces on the southern side of Pendennis Road, which display a consistency in the size and proportions of the front windows, particularly for the first floor level. It is noted that there have been alterations to the existing left-hand-side window on the first floor level. However, the enlargement of the two front first floor windows would lower the cill heights, which would deviate from the front façade proportions along this terrace row. For this reason, the proposed changes to the front windows are not supported.

In respect to the enlargement of the window on the rear façade, which is less sensitive to change – this 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.

Rear extension and demolition of canopy

In comparison to the existing rear extension, the proposed extension would not generate adverse impact upon the neighbouring occupants by way of overbearing effects, overshadowing or privacy.

The demolition of the existing canopy would assist in improving the outlook and solar access of the adjoining properties. It is noted that the application site and neighbouring properties benefit from the southern aspect of the rear windows and gardens, which maximise solar access.

The rear extension includes highlight windows on the flank wall facing 12 Pendennis Road. The cill height is 2.597m, when measured from the FFL, which would mitigate direct views into the neighbouring property. The windows should also be fixed shut and opaque glazed to aid privacy.

Window enlargement

The enlargement of windows on the front and rear façades, through the lowering of the cills, would have a comparable privacy impact compared to the existing size of the windows. This aspect of the proposal is thus acceptable in relation to privacy impact.

5. INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically we will need two sets of all the information.

The following information will be required for registration of the planning application in respect of this site.

Planning Application

1. A completed application form available via the [Planning Portal](#).
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and section). All plans to have a scale bar and one significant dimension. All drawings must be labelled with a drawing number and note of any revisions.
5. Design & Access Statement (DAS).
6. Site photos, with affidavit confirming that the photos were taken no earlier than 21 days prior to application submission.
7. Fee.

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements at our website at:

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/do-i-need-planning-permission/planning-application-requirements>

6. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through several steps:

1. Validation/Checking
Applications are checked to make sure all required documents and fees are there and checked for any potential issues which need addressed to ensure compliance with policy. If considered 'valid' and likely to be acceptable they are registered. Applications are only checked when an officer is available so there can be several weeks before an application is validated and checked.
2. Registration
The application is entered into the register of applications and customers are informed formally that their application is registered.
3. Consultation (a minimum of 21 days following registration)
Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.
4. Decision
The planning service can deal with smaller applications under delegated powers (within 8 weeks) and will issue a decision notice stating whether the application has been approved or refused, and if there are any conditions that must be met.

7. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

PLEASE NOTE

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this pre-application advice note please contact the following Officer.

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