

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Planning Statement

to accompany the planning
application for the

“erection of ‘Type 3’ roof extension”

at

12 Gladesmore Road
London N15 6TB

September 2024

Table of Contents

Introduction	Page 2
The Site	Page 2
Policy	Page 2
<u>House Extensions in South Tottenham October 2013</u>	Page 2
Proposal Consideration	Page 4
Conclusion	Page 4

Introduction

1. This is a planning application for the erection of 'Type 3' roof extension at 12 Gladesmore Road, London, N15 6TB. Identical schemes have previously been approved at No's 6, 23, 29 & 33 Rostrevor Avenue and at 16, 38, 40, 56 & 64 Gladesmore Road.

The Site

2. The site address is at 12 Gladesmore Road, London, N15 6TB.
3. The application site is of a two-storey semi-detached house on the south side of Gladesmore Road. The surrounding area is characterised by similar houses, many of which have been extended to the rear and at roof level. Gladesmore Road is within the defined area outlined in Haringey's 'House Extensions in South Tottenham' SPD (2013).
4. The site is not located within any designated Conservation Area and does not fall within curtilage of a listed Building.

Policy

5. **House Extensions in South Tottenham Supplementary Planning Document October 2013.** This document sets-out the Council's design guidance proposals for House Extensions in the South Tottenham area of the borough. As it has been formally adopted, the guidance is a Supplementary Planning Document (SPD). The document provides three possible designs for roof extensions. This proposal is for, what is referred to as the 'Type 3' roof extension. The document states,

Type 3

- 2.15 *Type 3 is a full 2nd floor extension with loft accommodation at 3rd floor level possible within pitched roof, in materials to match; existing; diagrammatic view of terrace.*

- 2.16 *Due to the amount of structural work usually required for this sort of extension there are significant benefits from carrying out “Type 3” extensions to pairs of houses (or more) at the same time. For example, it is likely that the party walls of the houses will have to be strengthened and underpinned, but if both houses on either side of the party wall are extended at the same time, they share the cost of this strengthening.*
- 2.17 *Extended dwellings will also require very substantial structural alterations and means of escape in case of fire throughout. Such work would need to comply with the Building Regulations. “Structural Stability and Fire Safety” - Section 3.35 to 3.39 of the South Tottenham SPD.*
- 2.18 *All materials must match the original existing houses.*
- 2.19 *This type of extension in particular also raises a number of serious issues regarding sound construction and safety. It is essential that all plans for this type of extension are discussed in detail with a qualified professional like a structural engineer, architect or building surveyor.*
- 3.12 *Type 3 extensions should have a roof eaves to 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 was the distance from the head of the existing 2nd floor windows to the old eaves.*
- 3.15 *Windows: The size and pattern of windows should be reproduced from the floor below. The line of the window cills and heads will set the line of fenestration which must be maintained.*
- 3.16 *When the Council grants Planning Permission for an extension, Permitted Development Rights to change the materials and details of windows will be taken away. This is to ensure that the appearances of windows in extensions are in accordance with the planning permission.*
- 3.17 *Bay Windows with Gabled Pitched Roofs. Many houses in the SPD area have 2 storey bay windows with pitched roofs with a pointed gable facing into the street. It is important to retain this pitched roof and pointed gable over bay windows in houses that have been extended.*
- 3.18 *Generally the bay should be extended to the additional floor, with the bay window roof replicated at the new level, as shown in Figure 7 and Figure 8 below.*
- 3.21 *Hipped and gable ends: At the end of terraces, some houses*

were originally built as hipped pitched roofs, others as pitched roofs ending in a gable. Whilst it would be preferable to replicate the hipped pitched roof (where that is original) on end of terrace houses with a Type 3 extension, it would be acceptable to detail the extension as a gable end, where the proposal would not be overbearing.

Proposal Consideration

6. The House Extensions in South Tottenham document, states that due to structural and cost considerations, it is advisable to develop two houses together, however, this is not a planning consideration. It is also acceptable to detail a proposed extension as a gable end.
7. Emphasis was put so that the roof eaves match the existing eaves. The distance from the head of the new 2nd floor windows to the new eaves should be the same as was the distance from the head of the existing 2nd floor windows to the old eaves.
8. The size and pattern of windows are also reproduced from the floors below.

Conclusion

9. The proposal will provide additional 2 bedrooms, bathroom and Loft Storage space, for the future occupying large family. The development will not have any detrimental effect on the surrounding area.