



Officer Report

Application Number:	HGY/2024/2822
Application Type:	Householder planning permission
Address:	12 Gladesmore Road, Tottenham, London, N15 6TB
Proposal:	Erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 extension).
Case Officer:	Daniel Boama
Valid Date:	14/10/2024
Applicant:	Mr Nathan Dachbash
Agent:	Mr Ertan E. Salih

RECOMMENDATION

Refuse

1. 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).

2. Site and Surroundings

The site is a two storey dwellinghouse and is located on the south side of Gladesmore Road.

The site is not within a conservation area. It is in an area designated under the South Tottenham Hose Extensions.

Nos.38-40 was a joint extension that was approved under HGY/2018/1485 for a Type 3. The other properties of a similar appearance were not joint extensions, such as 24, 34, 52, 56, 58, 64, 66 (detached), that are mixture of Type 2 and 3 roof extensions.

3. Relevant Planning and Enforcement history

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

4. Consultation response

None required.

5. Local representations

The application has been publicised by way of neighbour letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No responses received.

5. 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 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 extension

1. 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.

2. 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: The front of the existing building is currently rendered to the top floor with original brick work painted on the lower floor level with render to rear. A condition of approval would be imposed to ensure that material matched original brickwork and the render finish.

3. 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.

4. 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: The plans show that the proposed roof eaves match the existing eaves with the height of the eaves above the heads of windows immediately below.

5. 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, the proposal is intended to match the facing materials to the existing front elevation.

6. 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.

7. 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, the two-storey bay windows and pointed gable front elevation is replicated at the new floor.

8. 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.

9. 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: N/A.

10. 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: N/A.

11. For semi-detached/paired houses, are the properties jointly extended? [SPD para 3.25]. Comment: No, the property will not be jointly extended with No.10.

12. 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.

13. 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.

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 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.

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 unacceptable in design terms but will have no 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 refused for the reasons set out above.

7. CIL Applicable

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.

8. Recommendation

REFUSE PERMISSION

Refusal Reasons:

The proposed development, by reason of it not being a jointly extended proposal with the paired semi-detached property, would be contrary to paragraph 3.25 of the House Extensions in South Tottenham SPD October 2013.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised

proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.
<https://www.haringey.gov.uk/planning-and-building-control/planning>