

Agenda item:

[No 1

Cabinet

On 13 October 2009

Report Title: **Draft Design Guidance for South Tottenham House Extensions**

Report authorised by **Niall Bolger, Director of Urban Environment**

*Pass  
for Director  
11/10/2009*

Contact Officer : **Mortimer MacSweeney**

**Design & Conservation Team**

**Tel: 020 8489 2841**

Wards(s) affected: **Seven Sisters**

Report for: **Non-Key Decision**

**1. Purpose of the report (That is, the decision required)**

1.1 To seek Cabinet agreement for this Draft Design Guidance prepared for house extensions in the South Tottenham area of the Borough for the purposes of public consultation, and until the Draft Design Guidance is formally adopted by the Council that principles set in this document guide the basis for decisions on house extensions planning applications by Development Management.

**2. Introduction by Cabinet Member (if necessary)**

2.1 The Draft Design Guidance sets out design principles for house extension that will respect the character of the residential neighbourhood in the South Tottenham area of the Borough where there is urgent need to address issues of house extension. The Draft Design Guidance should be subject to wider community consultation and until this is formally adopted, the principles set out should guide the basis of decisions on house extension planning applications.

**3. State link(s) with Council Plan Priorities and actions and /or other Strategies:**

3.1 **Haringey Unitary Development Plan (October 2006):** The UDP sets out the planning policy framework to guide future development decisions in the Borough.

3.2 - **Haringey Local development Framework (The Emerging Core Strategy):** The Emerging Core Strategy (Preferred Options) sets out the strategic spatial policies for the Borough and will guide future development and regeneration decision.

#### **4. Recommendations**

- 4.1 That the Draft Design Guidance for South Tottenham House Extensions, set out at Appendix 1 & 2, be issued for public consultation for a period of eight weeks.
- 4.2 That the principle for house extension set out in the Draft Design Guidance for South Tottenham House Extensions should form the basis for assessing the house extensions planning applications by Development Management until the Guidance is formally adopted by the Council.

#### **5. Reason for recommendation(s)**

- 5.1 Haringey Council recognises the need to provide design guidance to householders seeking planning permission for house extension to relieve over crowding and to provide for additional habitable accommodation for large families in parts of South Tottenham. There is pressing case for new Design Guidance to regularise some design principles for roof extensions in the area, and whilst the guidance is prepared and progressed through the formal procedures to adoption.

#### **6. Other options considered**

- 6.1 Draft illustrations of various different forms of roof extensions were tabled for consideration at the public meeting on 20th May 2009, followed by a meeting with designated leaders on 25th June 2009. It was agreed that the three types set out in Appendix 1 should be recommended as good and well designed extensions.
- 6.2 The only other alternative would be to not allow any form of extension.

#### **7. Summary**

##### **7.1. Introduction**

- 7.1.1. Haringey Council wants to recognise the need to relieve over crowding, and to provide for additional habitable accommodation for large families in part of South Tottenham. There is pressing case for a new planning and design guidance to regularise house extensions in the area that will normally be involve roof extensions and to ensure there is both adequate growing space for the occupiers and there are good design justifications.
- 7.1.2. These matters were discussed with local residents and ward councillors. A public meeting was held on 20th May 2009, followed by a meeting with designated leaders on 25th June 2009. Draft illustrations of roof extensions were tabled for consideration. It was finally agreed that the three types set out in Appendix 1 should be recommended as good and well designed extensions, and be subject to formal policy public consultations.

##### **7.2. Scale and character of the area**

7.2.1. The traditional pattern of development of the area comprises late Victorian style 2 storey terrace houses, typically with shallow pitched roofs, lining a network of roads laid out to a grid pattern with their back to back rear gardens. Within the overall area there is some visual variety between house types, between adjoining streets, and between terraces on the opposite sides of the street.

7.2.2. Within individual terraces, however, there is a general consistency in the use of a limited palette of external facing materials and detail design. Whilst this is not a conservation area, or an area of particular architectural sensitivity, the terraces have a consistency of scale and rhythm resulting in a uniformity of street character within the area.

Diagram 1



the original South Tottenham residential terraces; diagrammatic view of house type

### 7.3. Planning background

7.3.1. The Council's former UDP(1998) included a policy, DES 5.7, on Dormer Windows, Roof Extensions and Loft Conversions, which gave special consideration to the circumstances of the established Charedi Jewish Community in South Tottenham where there is a need to provide accommodation for large families.

7.3.2. This policy was not carried forward into the 2006 UDP, at which time the Council applied a policy approach which considered extension proposals in South Tottenham exactly the same basis as extension proposals elsewhere in Haringey,

consistent with Policy UD3 and SPG1a.

7.3.3. In response to the need to provide urgent habitable accommodation in the area the Council drafted informal planning guidance in 2007, setting out where extensions may be acceptable. Whilst this guidance did not undergo a consultation procedure and was not adopted, it has been used for development control purposes and many roof extensions in the area have been permitted on this basis. The council now does not find this guidance good or acceptable.

Diagram 2



appearance of some recent extensions to terraces in the area (diagrammatic view of terrace)

#### **7.4. Concern about the effect of recent roof extensions being out of scale and character of the area**

7.4.1. The Council is now concerned about the scale and size of recent roof extensions. Diagram 2 shows extensions substantially greater than a traditional dormer construction inserted into a roof. Typically these are flat roofed second floor extensions that cover almost the whole footprint of the original dwelling. With the exception of a narrow margin at the front eaves of the building, most extensions have virtually replaced the whole of the pitched roof structure.

7.4.2. These roof extensions have a significant effect not only on individual buildings but on the appearance of the area generally. They stand out on the skyline when viewed against the adjoining sloping roofs, and the effect is visually intrusive conflicting with the original scale and character of the terrace. The large numbers of large flat roofed extensions in recent years exacerbate the effect, and cumulatively these have started to change the scale and appearance of streets in the area.

## **7.5. Proposal for Guidance on House Extensions for South Tottenham**

- 7.5.1. The Draft Design Guidance Document was reported to the Planning Committee at their meeting on 15<sup>th</sup> September to seek their views on the design principles set out for house extension in this part of the Borough. The Planning Committee have given their support to the Draft Design Guidance. The Draft Design Guidance and the consultation material are attached Appendices to this report
- 7.5.2. Following the approval of the Cabinet, there will be wider public consultation for a period of six weeks between 27<sup>th</sup> October and 7<sup>th</sup> December. The outcome of the public consultation will inform the next stage of the design guidance. The design guidance will take the form of a Supplementary Planning Document be presented to the future meeting of the Cabinet before it is formally adopted by the Council.

## **8. Chief Financial Officer Comments**

- 8.1 This report seeks Cabinet agreement for Draft Supplementary Design Guidance for South Tottenham house extensions for consultation. Any costs arising for the guidance and public consultation will be met from within existing Service budgets.

## **9. Head of Legal Services Comments**

- 9.1 The Head of Legal Services supports this proposal. Following public consultation, it is proposed that the draft design guidance will be adopted as a formal SPD which will ensure the policy carries the maximum weight within the Development Control process and at any future public inquiries.
- 9.2 The final version of the Draft SPD will be presented back to Cabinet and full Council for adoption in due course. Before formal adoption of the new SPD, Members must have due regard to the provisions of section 71 of the Race Relations Act and the published Codes of Practice and Guidance about the duties under that act and other duties within equality and discrimination legislation.
- 9.3 Therefore in order for Members to satisfy themselves that they have had due regard to and complied with all duties under S71, RRA it is recommended that consideration be given to carrying out an impact assessment under the RRA. It is not necessary to carry out a full discrimination impact assessment in every case, but a preliminary assessment should be carried out and pursued in more depth if it appears there may be an adverse impact on any groups affected by this new policy. This issue should be reported back to Members in due course and the conclusions and recommendations included within the report at adoption stage.

## **10. Head of Procurement Comments – [Required for Procurement Committee]**

- 10.1 not required

## **11. Equalities and Community Cohesion Comments**

11.1 Equalities and Diversity Unit has provided the following comment:

11.2 "The demographic profile of South Tottenham indicates a number of specific issues in relation to the ethnicity and size of most households. A key consideration for the proposed consultation is whether the three designs proposed will meet the diverse circumstances and needs of all sections of the community.

11.3 The Equalities Service recommends that the Design and Conservation team undertake an Equalities Impact Assessment of the proposed designs as part of the process of the consideration process in order to ensure that there is no potential adverse impact to any resident group or community in South Tottenham."

11.4 It has agreed that Equalities Impact Assessment would not be necessary in respect of this design Guidance.

## **12. Consultation**

12.1 There have been number of consultations with the local communities in South Tottenham to assess planning and development issues in the areas and to set out the guidelines for preparing a design guidance that will meet the aspirations of the local community with compromising the appearance and built environment of the area and respect the local residential integrity.

12.2 There will be further consultation with the local community on the principles set out in this design guidance.

## **13. Service Financial Comments**

13.1 Any costs arising for the design guidance and public consultation will be met from within existing Service budgets.

## **14. Use of appendices /Tables and photographs**

14.1 Appendix 1: Draft Supplementary Planning Document for South Tottenham House Extensions

14.2 Appendix 2: Consultation Reply Form

## **15. Local Government (Access to Information) Act 1985**

15.1 The following documents have been used to inform this report:

- PPS12 Local Spatial Planning, 2008
- Haringey's Sustainable Community Strategy, 2007
- Haringey' Core Strategy Issues and Options Report, (December 2007)
- Haring Core Strategy Preferred Options (May 2009)
- Haringey Unitary Development Plan (October 2006)

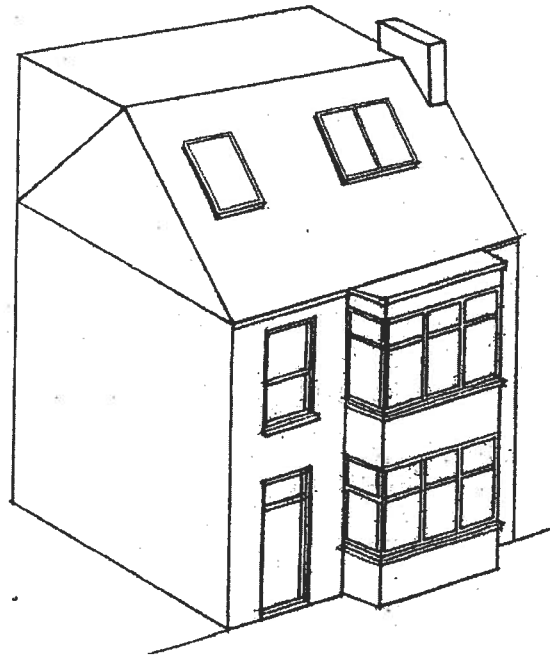


## South Tottenham House Extensions - Draft Supplementary Planning Document,

### New Planning Guidance for roof extensions in the area.

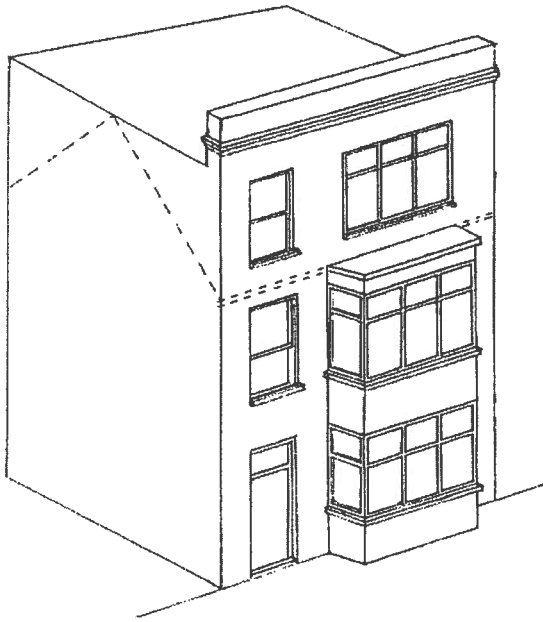
1. Haringey Council wants to recognize the need to relieve over crowding, and to provide for additional habitable accommodation for large families in part of South Tottenham. There is pressing case for new Planning Guidance to regularize roof extensions in the area, and ensure both adequate growing space and good design.
2. These matters were discussed with local residents and local Ward Councilors, a public meeting was convened on 20.05.2009, followed by a meeting with designated leaders of the local community on 25.06.2009. Draft illustrations of various forms of roof extensions were tabled for discussion purposes, and the following were considered as good and well designed models for future roof extensions in the area. Three designs are proposed, and no others, as set out below;

Type 1; full width dormer to rear only from the level of the existing ridge, with possible rooflights to front only; diagrammatic view of single house



Type 2; whole floor extension with flat roof behind parapet in wall to match existing 1<sup>st</sup> floor construction; diagrammatic view of single house





Type 3; full 2<sup>nd</sup> floor extension with loft accommodation at 3<sup>rd</sup> floor level within pitched roof, in materials to match existing; diagrammatic view of terrace

Note: This option can only be implemented by adjoining pairs of houses, dwellings will need a secondary means of escape (i.e. a staircase) in case of fire, and will require very substantial structural alterations throughout to comply with the Building Regulations.



## Design Considerations

3. In terms of facing materials to front elevations facing brickwork, render and hanging tiles at the upper level are predominant. In roof extensions hanging tiles set above the eaves line of the original dwelling are generally visually compatible with the plain tile covered traditional pitched roofs typical of adjoining 2 storey houses along the terrace. A specific palate of facing materials will need to be identified during the course of public consultation.

4. As further new roof extensions are built the scale and character of the area will be changed further. It is important that roof extensions follow approved design parameters to establish a consistency of scale and character for the terrace, streets, and eventually the whole area.
5. As new roof extensions are undertaken by individual owners it is recognized that it is likely to take a period of years before a whole terrace would be extended at roof level. The process is one of transition from a two storey street to a three storey street with a consistent scale and character, to a good standard of design, accommodating appropriate growth. In design terms it is desirable and we strongly recommend that groups of houses or whole terraces of houses would be extended following a uniform design and pattern to secure an overall visual coherence along the street.
6. Each planning application will be dealt with on a case-by-case basis having regard to the impact on the appearance of the house itself, on the adjoining houses either side, as well as on the architectural unity of the terrace and overall character of the specific street itself.



possible streetscape in transition with Type 2 type extensions

## Rear Extensions

7. Ground floor full width rear extensions may be considered acceptable and they should not extend more than 5 metres deep.
8. In considering proposals for rear extensions the Council will also consider their impact on the adjoining dwellings, with particular attention paid to protect privacy, maintaining sunlight and daylight, and maintaining a reasonable outlook for adjoining properties.

## **Defined Area**

9. For the purposes of this Guidance, South Tottenham is defined as an area bounded by Crowland Road to the north, Markfield Recreation Ground and the River Lee to the east, Craven Park Road to the south and Tottenham High Road to the west, excluding the Conservation Area. See the attached map.

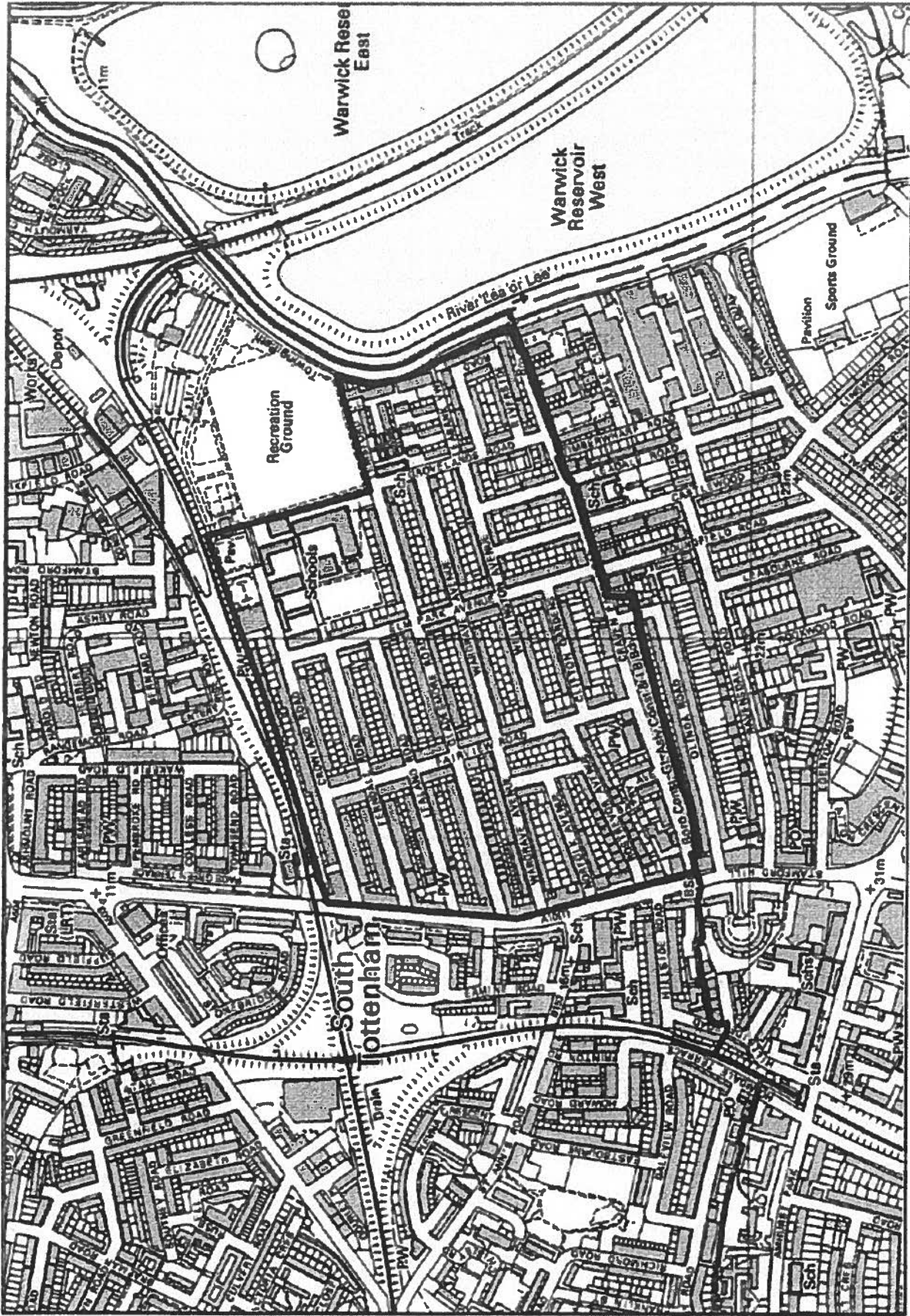
## **Important Note:-**

10. This guidance applies solely to new development, is independent of and does not invalidate any previous planning decision for an extension to a house.

## **Contacts;**

Mortimer MacSweeney; Principal Conservation Officer; Tel.: 020 8489 2841,

Paul Smith; Team Leader Development Management South; Tel.: 020 8489 5507



South Tottenham

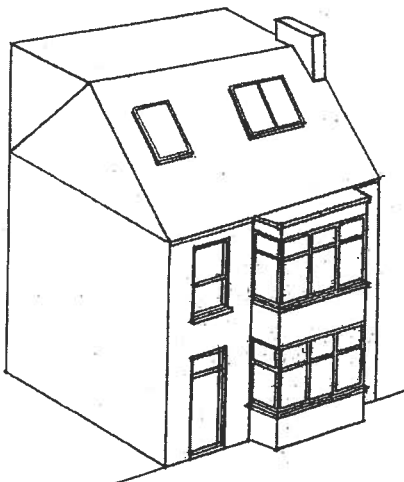
South Tottenham

South Tottenham House Extensions  
Draft Supplementary Planning Document

September 2009

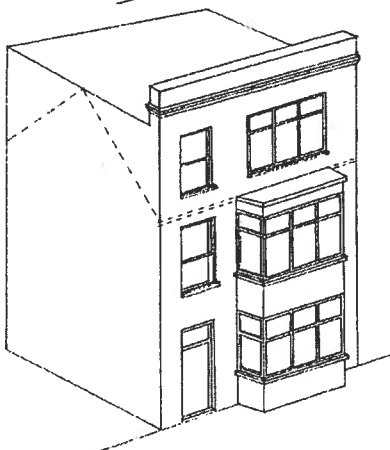
Please note all three types are proposed by the Council as acceptable. Please give your views:

Type 1;  
full width dormer to rear only with possible rooflights to front only; diagrammatic view of single house



Comments:

Type 2;  
whole floor extension with flat roof behind parapet in wall to match existing 1<sup>st</sup> floor construction; diagrammatic view of single house



Comments:

Type 3;  
full 2<sup>nd</sup> floor extension with loft accommodation at 3<sup>rd</sup> floor level within pitched roof, in materials to match existing; diagrammatic view of terrace



Comments:

Note: this option can only be implemented by adjoining pairs of houses; dwellings will need a secondary means of escape (i.e. a staircase) in case of fire, and will require very substantial structural alterations throughout to comply with the Building Regulations.

Other Comments or designs you think are acceptable that you would like the Council to consider:

Please explain why (on a separate sheet if necessary)

Name:  
Address:  
Tel. / email:

please send to:  
Planning and Regeneration, Haringey Council  
639 High Road, Tottenham, N17 8BD

Name:  
Address:  
Tel. / email:

please send to:  
Planning and Regeneration, Haringey Council  
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