



Haringey Council

Agenda item:

[No.]

Cabinet

On 12 October 2010

Report Title: House Extensions in South Tottenham
Supplementary Planning Document

Report authorised by Niall Bolger, Director of Urban Environment

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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 adoption of the House Extensions in South Tottenham Supplementary Planning Document prepared for house extensions in the South Tottenham area of the borough.

2. Introduction by Cabinet Member (if necessary)

- 2.1 The Supplementary Planning Document sets out design principles for house extensions 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 extensions. The SPD has been subject to wider formal community and stakeholder consultation in accordance with PPS12 regulations. Once formally adopted the principles set out will guide the basis of decisions on the planning applications house extension.

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 Development Management Development Plan Document):** The Emerging Core Strategy (Pre-Submission Document) sets out the strategic spatial policies for the borough and will guide future development and regeneration decisions. The Emerging Development Management DPD sets out detailed planning policy for informing decision on development proposals through the development management functions.

4. Recommendation

- 4.1 That the House Extensions in South Tottenham Supplementary Planning Document, set out at Appendix 1 be approved for adoption as planning guidance as part of the Local Development Framework.

5. Reason for recommendation(s)

- 5.1 Haringey Council recognises the need to provide design guidance to householders seeking planning permission for house extensions 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. Such guidance must be of Supplementary Planning Document status to ensure that it is of sufficient planning merit for decision making in the development management functions of the Council.

6. Other options considered

- 6.1 The House Extension Design Guidance set out in the Document could be adopted as design principles for advising householders in the area of the various forms of roof extensions that would be acceptable in this part of the borough to assist future decision making. It would not be considered necessary to progress the document as a SPD. The Design Guidance would be of limited planning merit and at an appeal against the Council's decision to refuse permission may not carry sufficient weight in the Planning Inspector's decision
- 6.2 The only other alternative would be to have no design guidance specific to the area and consider each development proposal on its merit. Such an approach would be of no benefit to the local community due to inconsistency of decision making and would create unnecessary work load for the planning service with the need for more pre-application advice to householders and high level of negotiation to ensure that the design proposals would be acceptable within the street scene and respect the character of the area.

7. Summary

- 7.1 The South Tottenham area comprises mostly late Victorian and early Twentieth Century two storey terrace houses with a traditional pattern of development that is typically of shallow pitched roofs, lining a network of roads laid out to a grid pattern with 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 Within individual terraces, however, there is a general consistency in the use of a limited palate 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 that influences design proposals when assessing alterations and/or extensions to buildings. The pattern of development gives the streets and the area a distinct character and these should be retained whilst also providing opportunities of some limited alterations and/or extension. The design principles developed in the SPD will meet these wider objectives.

- 7.3 The Council recognises the needs of local residents to provide additional habitable accommodation within their property to relieve over crowding and to meet the needs of their large extended families in parts of South Tottenham. The house extensions design guidance has been prepared to set down the design principles that should be followed by local residents when considering extensions. The new planning and design guidance should, once adopted as SPD, provide a consistency of approach for house extensions in the area (normally in the form of roof extensions) and ensure there is both adequate growing space for the occupiers and there are good design justifications.
- 7.4 These matters were discussed with members of the local community and ward councillors and the Draft Design Guidance Document was reported to the Planning Committee in September and the Cabinet in October 2009 to seek their views on the design principles set out for the house extension in this part of the Borough. Both gave their support to the Draft Design Guidance, which was then subject to wider community consultation. The Cabinet agreed that it should be developed as Supplementary Planning Document to ensure that this is a formal planning document to support decision made by the Planning Committee of the Council. The consultation during December 2009 and January 2010 formed the first stage consultation for preparing the SPD. The outcome was a large majority support for the three design principles for roof extension.
- 7.5 The next stage of the formal consultation, in accordance the regulations of PPS12 and Haringey's adopted Statement of Community Involvement (2008) was from 28th May to 12th July, for a period of seven weeks. The consultation document had a full policy assessment to show how it relates the existing Unitary Development Plan and the Emerging Core Strategy and the Development Management DPD. The results of the consultation were once again broadly positive, as detailed in the attached Appendix 2: Consultation Results.
- 7.6 A number of amendments and detailed design considerations have been incorporated into the document following queries and concerns raised by some respondents. These include explanations of how the proposals could be adapted to some of the more particular and unusual house types in the area and information to clarify other approvals required. The full list of responses and changes made, along with the full count of forms, opinions and responses, is appended at the end of Appendix 2.
- 7.7 We also carried out a Sustainability Appraisal on the design guidance and its impact on the local community, also available for consultation in parallel with the Draft SPD. Minor amendments were suggested in the consultation, as detailed in the table at the back of Appendix 2. The revised Sustainability Appraisal is attached as Appendix 3.

7.8 An Equality Impact Assessment has also been prepared and is attached as Appendix 4.

7.9 The revised SPD is now presented to the Cabinet for a resolution to adopt the house extension design guidance as an SPD.

8. Chief Financial Officer Comments

8.1 This report seeks Cabinet agreement for adoption of the House Extensions in South Tottenham Supplementary Planning Document. Any costs arising for the preparing and disseminating the guidance will be met from within existing Service budgets.

9. Head of Legal Services Comments

9.1 The policies contained in the SPD must be in conformity with the London Plan and the Council's adopted UDP in line with Regulation 13(8) of the Town and Country Planning (Local Development) (England) Regulations 2004.

9.2 The SPD must be in conformity with the Core Strategy, when adopted. As this SPD will be adopted before the Core Strategy, it will be important that the two documents are consistent, or that the SPD is amended if inconsistent with the adopted Core Strategy. The document will carry little or no weight in the development management process if it does not conform with the Core Strategy once it is adopted.

9.3 Part 5 of the Regulations sets out the process to be followed both prior to and following the adoption of an SPD.

9.4 The Regulations set out the consultation process, and this should also be carried out in accordance with the Council's Statement of Community Involvement. The Council cannot adopt the SPD until such time as it has considered any representations made and prepared a statement setting out a summary of the main issues raised and how these issues have been addressed in the SPD which it intends to adopt. This statement has been prepared and is included at Appendix 2 to this report.

9.5 As soon as reasonably practicable after the Council adopts the SPD it must comply with Regulation 19 of the Regulations. This involves making the statement summarising the consultation responses (at Appendix 2), an adoption statement and the SPD available for inspection. The statement and adoption statement must be made available on the Council's website, and the adoption statement must be sent to any person who asked to be notified of the adoption of the SPD.

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

10.1 not required

11. Equalities and Community Cohesion Comments

- 11.1 For the March Cabinet, the Equalities and Diversity Unit has provided the following comment: and these still apply
- 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 An Equalities Impact Assessment has been carried out and is attached here as Appendix 3.

12. Consultation

- 12.1 The formal consultation posted to residents and voluntary groups contained an explanatory letter, reply form and addressed return envelope; the documents contained details of where paper and online versions of the draft SPD and associated documents could be viewed. The Draft SPD, Sustainability Appraisal (SA) and Equalities Impact Assessment (EqIA) along with additional copies of the reply form were all available at 4no. local libraries and 2no. local council offices. They could also all be downloaded from the Council website as PDF documents. The reply form contained a translations page on the rear, letting people know in six community languages (Albanian, Polish, French, Somali, Hebrew and Turkish), large print, audio tape, Braille and easy words and pictures how to obtain translations of any of the documents. As it turned out, nobody took up this offer. The reply form asked people to rate their support for the proposal from 1 to 5 or 0 if they opposed it. There was also a box for other comments. Respondents were told they must give their name and address.
- 12.2 The Statutory Consultees and other local authorities were also sent a full version of the draft SPD and SA.
- 12.3 Consultation documents were sent out in the week from 21st May to 25th May 2010 and the web portal and consultation documents on the website went live on the 28th May. Respondents were asked to return their responses by 12th July; which gave them more than the statutory six weeks required. However responses received after that up to a couple of weeks ago have been included in the analysis.
- 12.4 Full details of the consultation response can be found in the Consultation Report attached as Appendix 2. The original consultation replies and detailed consultation analysis spreadsheet can be examined on request.

13. Service Financial Comments

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

14. Use of appendices /Tables and photographs

14.1 Appendix 1: Final Draft (for adoption) House Extensions in South Tottenham Supplementary Planning Document

14.2 Appendix 2: Formal Consultation Response Analysis; September 2010

14.3 Appendix 3: Final Sustainability Appraisal; September 2010

14.4 Appendix 4: Equality Impact Assessment; December 2009

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)