



**Haringey Council**

## Appendix 2: Consultation Results

<b>Title:</b>	<b>House Extensions in South Tottenham</b> Supplementary Planning Document  Second formal consultation
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<b>Lead Officer:</b>	Ismail Mohammed
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<b>Date:</b>	14 <sup>th</sup> September 2010
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### 1. Consultation Overview

In October the Cabinet approved the principles of design guideline for house extension in the South Tottenham area of the Borough for informal community consultation. This consultation was broadly positive and a further Cabinet in March 2010 approved making the guidance into a draft Supplementary Planning Document for formal consultation. This took place between 28<sup>th</sup> May and 12<sup>th</sup> July and the results of that consultation is the subject of this report.

### 2. Purpose

Statutory Consultation with statutory consultees, relevant local stakeholders and local residents on the proposed Supplementary Planning Document containing planning guidance on house extensions to be applicable in the specified area of South Tottenham only.

### 3. Who was consulted

Statutory Consultees (English Heritage, Natural England and the Environment Agency), all addresses in the area proposed to be affected by the proposed planning policies, community groups based in or concerned about the area, the planning offices of neighbouring local authorities and the GLA. It was also made available on the Council's website at:

[http://www.haringey.gov.uk/south\\_tottenham\\_house\\_extensions.htm](http://www.haringey.gov.uk/south_tottenham_house_extensions.htm)

#### **4. Methodology**

The package posted 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 the central library in Wood Green, 3no. local libraries (Marcus Garvey Library at Tottenham Green, St Ann's Library on St Ann's Road and Stamford Hill Library in neighbouring Hackney), the South Tottenham Customer Services Centre at Apex House, our own offices at 639 Tottenham High Road. They could also all be downloaded from the Council website as PDF documents. Postal and email addresses for return of responses were provided on the explanatory leaflet; the same postal address was printed on the envelope included with those posted out. The documents were also translated into the Council's "Limehouse" online consultation web portal.

The explanatory letter was a single sheet of A4 paper with a map of the area on the rear. The reply form, also a single sheet of A4, 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.

The statutory Consultees and other local authorities were also sent a full version of the draft SPD and SA.

#### **5. Summary of responses**

56 responses were received. The vast majority (86%) of those returned were our original forms, 10% with an attached letter and/or email, the rest (76%) just the form. No respondents used the "Limehouse" web portal.

Opinions on the draft SPD were overwhelmingly positive. 67% of those that expressed an opinion had very strong support (81% showing some support), only 19% opposed. 14% of all forms did not express an opinion, so including them gives 57% strong support (70% all levels of support) to 16% opposing.

The form stated that respondents should give their name and address to be considered valid. 6no. respondents did not give their name or address (marked as ANON in red on Table 1). Also, one other respondent gave only their address. This is not a significant number; their responses were all positive so could be considered suspect, but would not have affected the overall results. One respondent opposed to the policy gave their name and address but asked that it be not made public.

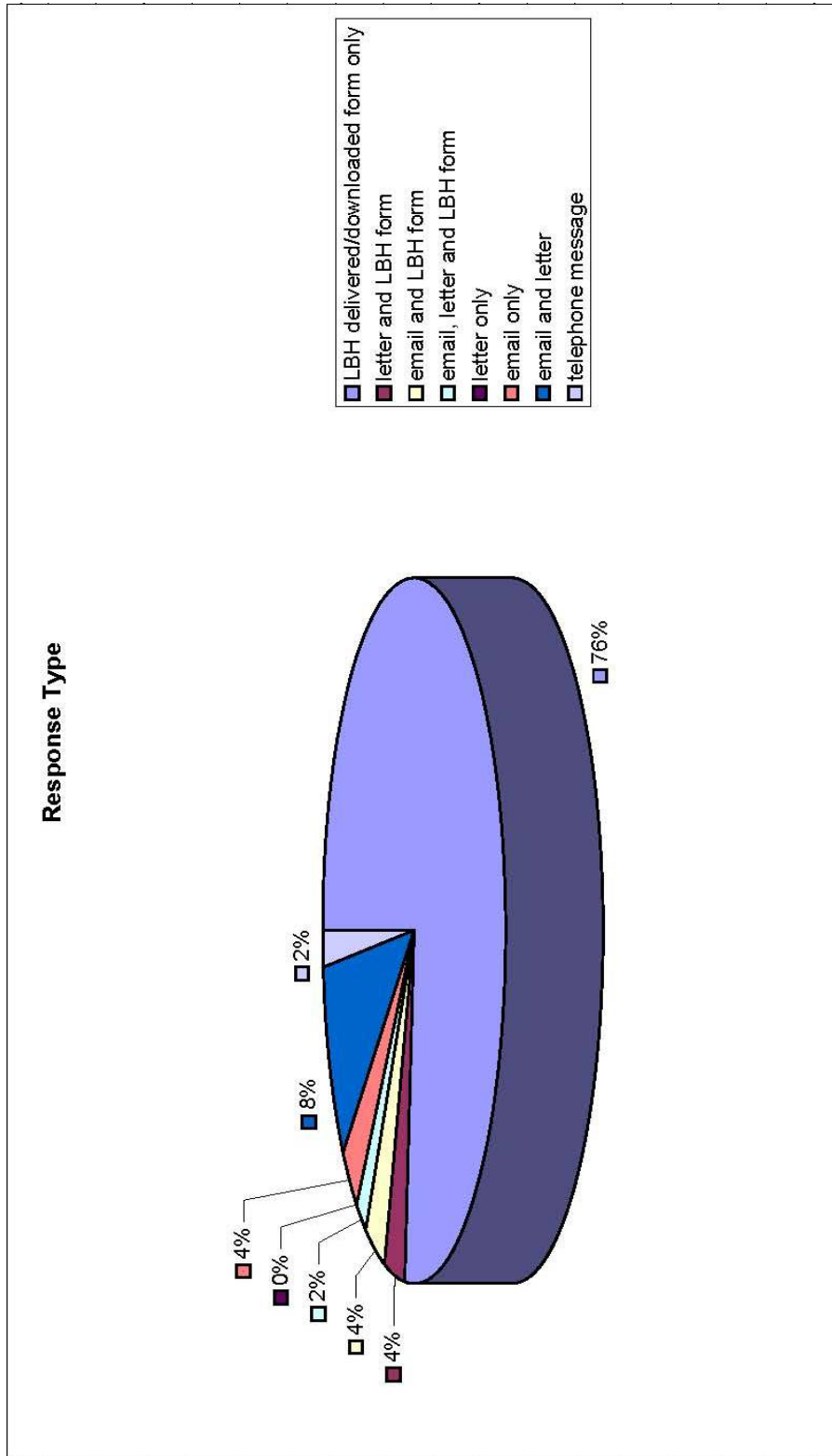
In addition, we analysed the responses given in the “other opinions” section of the form and in accompanying letters and emails (or where letters, emails or phone calls were the only response received). Rationalising them into 28 different points of view expressed, we counted the number of times roughly that view was mentioned; as Table 2. We have given our response to each of those views; often we accept the point made as valid, sometimes we explain why it is not relevant or discounted for other reasons. The final column in Table 2 explains what changes are being made to the SPD or SA (if appropriate) in response to the view expressed.

By far the most commonly expressed view, mentioned 12 times, was an explanation of their support for the SPD being necessary for large families; this was the most common and usually only opinion expressed in the majority of responses supporting the SPD; most other supportive responses did not contain any relevant opinions (being either thanks for the proposed SPD or nothing written there).

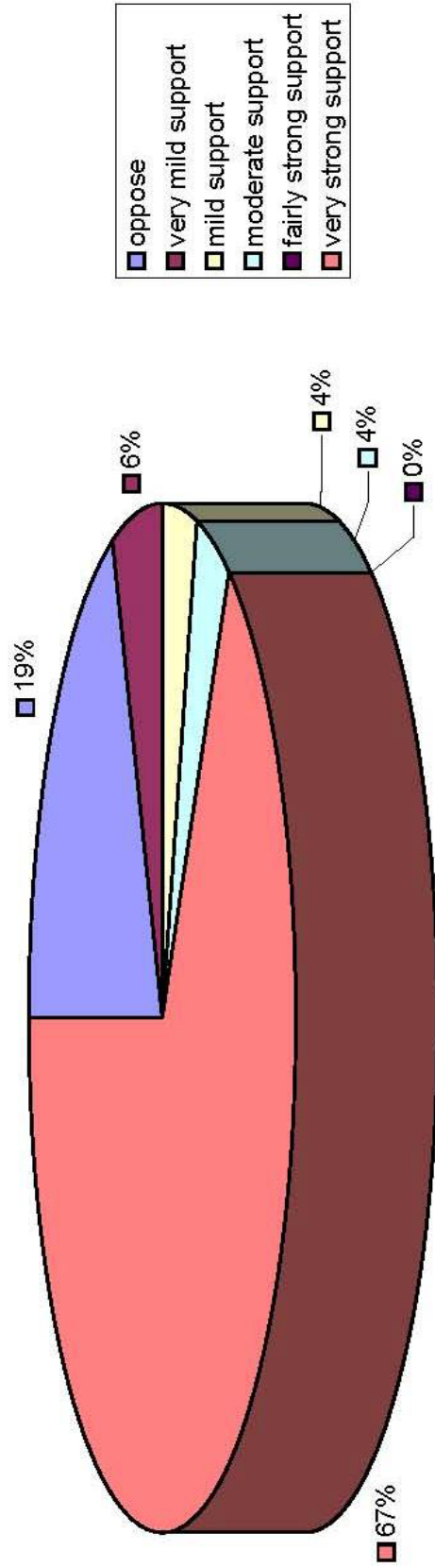
The second most common view, expressed 6 times, is the most common reason given for opposing the policy; that they consider the prevalent 2 story height of houses in the area is appreciated and should be retained. It would not be possible to amend the SPD in response to this, which is a fundamental opposing viewpoint, but with only 6 people expressing this view, is clearly outnumbered by those welcoming the draft SPD. However most opposing respondents expressed many reasons, each of which is also counted, considered and where appropriate acted on in amendments to the documents.

## 6. Summary of Findings

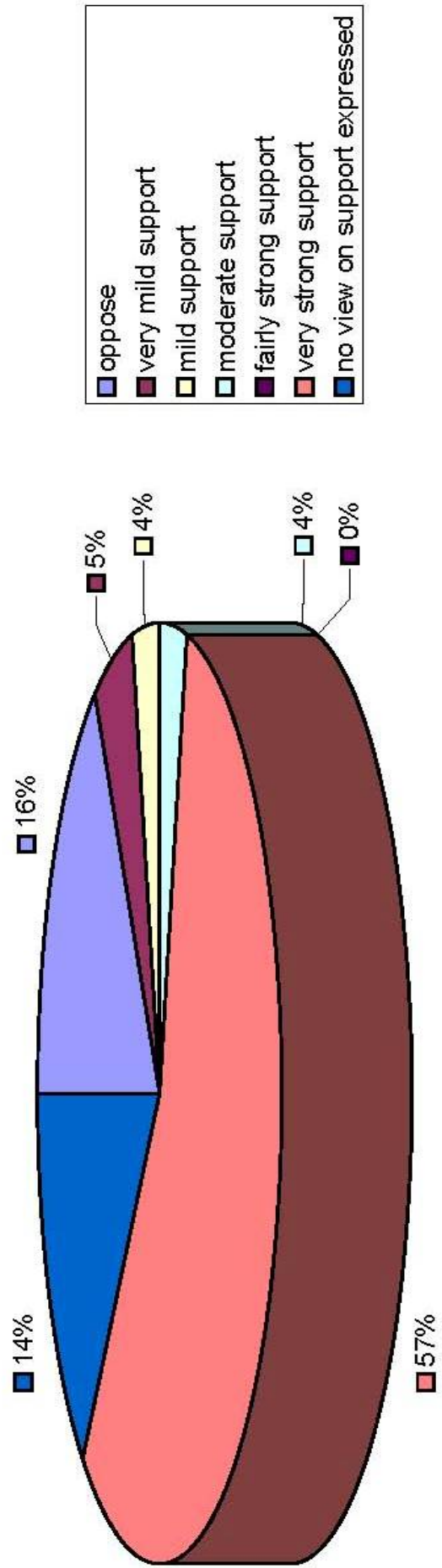
The following pages contain the statistical analysis of the findings; first form types received, second and third pie charts of the level of approval, and fourth a table of the opinions expressed the issues raised.

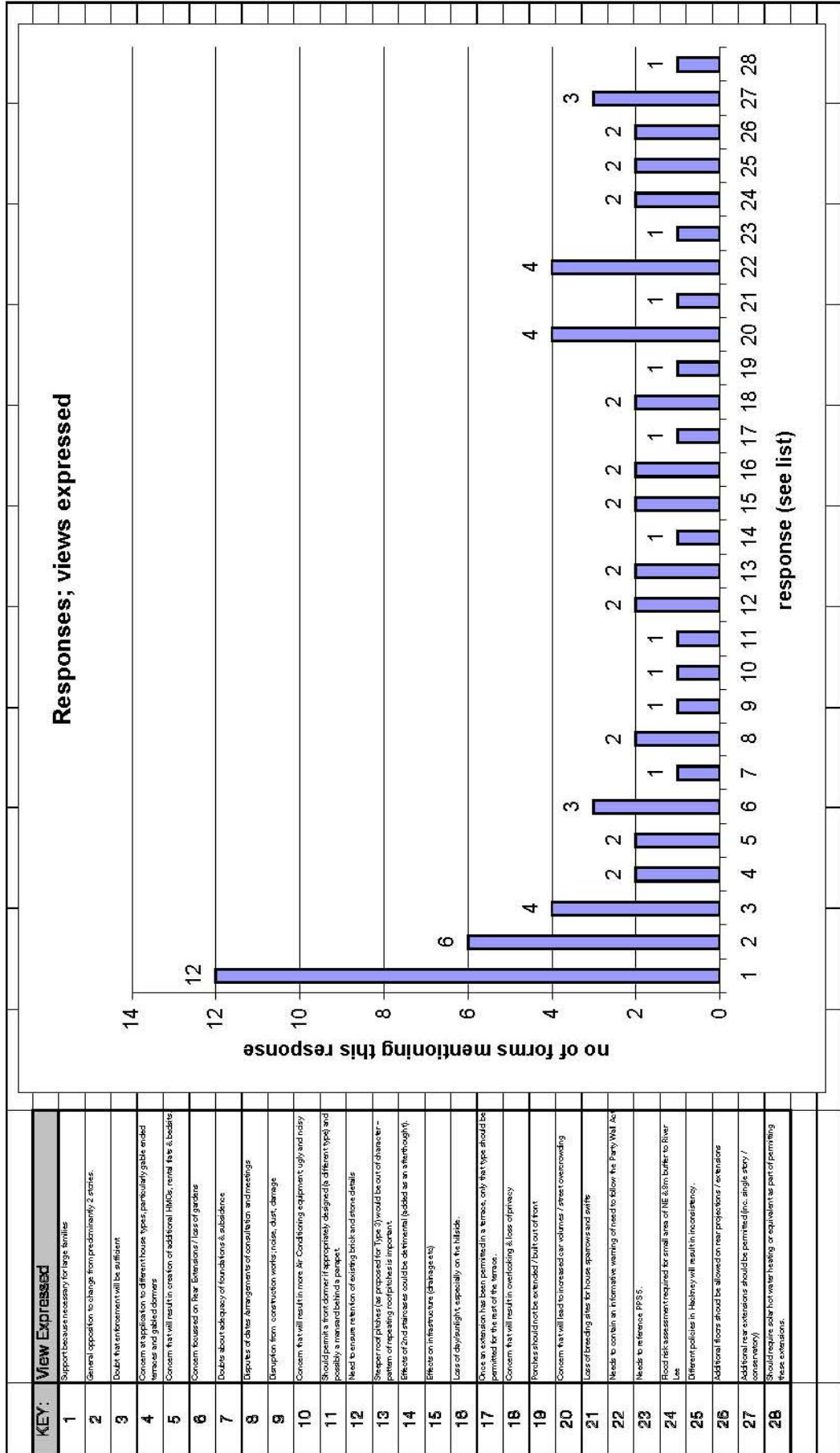


### Opinions on the draft SPD



**Opinions on the draft SPD (including no opinion expressed)**





KEY:	View Expressed
1	Support because necessary for large families
2	General opposition to change from predominantly 2 stories.
3	Doubt that enforcement will be sufficient
4	Concern as to application to different house types, particularly gable ended terraces and gabled dormers
5	Concern that will result in creation of additional HMOs, rental fire & loading
6	Concern focused on Rear Extensions / Loss of gardens
7	Doubts about adequacy of foundations & subsidence
8	Depicts of other arrangements of consultation and meetings
9	Disruption from construction works, noise, dust, damage
10	Concern that will result in more air conditioning equipment, ugly and noisy
11	Should permit a front dormer if appropriately designed (in different type) and possibly a mezzanine behind a parapet
12	Need to ensure retention of existing brick and stone details
13	Steeper roof pitches (as proposed for Type 3) would be out of character - pattern of repeating roof pitches is important
14	Effects of 2nd storeys could be detrimental (added as an afterthought)
15	Effects on infrastructure (drainage etc)
16	Loss of daylight, especially on the hillside.
17	Once an extension has been permitted in a terrace, only that type should be permitted for the rest of the terrace.
18	Concern that will result in overlooking & loss of privacy
19	Porches should not be extended / built out of front
20	Concern that will lead to increased car volumes / street overcrowding
21	Loss of breeding sites for house sparrows and swifts
22	Needs to contain an informative warning of need to follow the Party Wall Act
23	Needs to reference PRSS.
24	Flood risk assessment required for small areas of NE & SW buffer to River Lee
25	Different policies in Halmsey will result in inconsistency.
26	Additional floors should be allowed on rear projections / terraces
27	Additional rear extensions should be permitted (inc. single story / semi-detached)
28	Should require solar hot water heating or equivalent be part of permitting these extensions.

## **8. Council's response**

It is clear from the representations received that the local residents would support the SPD being adopted as part of the council's planning Local Development Framework.

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 this document.

## **9. What happens next**

Following consideration by Cabinet, if approved, the draft SPD will be adopted a further week after the Cabinet.

## **10. When did the Consultation take Place**

Consultation documents were sent out in the week from 21<sup>st</sup> May to 25<sup>th</sup> May 2010 and the web portal and consultation documents on the website went live on the 28<sup>th</sup> May. Respondents were asked to return their responses by 12<sup>th</sup> 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.

## **11. Specific Area**

The South Tottenham area to which this SPD applies is strictly defined; a map and list of streets (and where relevant numbers of properties where streets are part in the area and part out) can be found in the SPD.

## **12. Related documents**

Reports for Cabinet 23<sup>rd</sup> March 2010, 12<sup>th</sup> October 2010

Appendix 1: Adoption Draft House Extensions in South Tottenham  
Supplementary Planning Document October 2010

Appendix 3: Equality Impact Assessment December 2009

## **13. Contact Information -**

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Opinions on the draft SPD		Count	Consolidated Issues on the draft SPD	Count	Standardised Response (in addition to any personalised response required)	Changes to be made (to the SPD, Sustainability Appraisal or Cabinet Report if appropriate)
0	oppose	9	1 Support because necessary for large families	12	The evidence (including from the consultation) of demand for space from large families in the area is the main reason for our proposing this SPD	No changes to SPD, SA or Report
1	very mild support	3	2 General opposition to change from predominantly 2 stories.	6	This view has been considered but many similar areas successfully have predominantly 3 story housing.	No changes to SPD, SA or Report
2	mild support	2	3 Doubt that enforcement will be sufficient	4	By clarifying policy and the limited options available, whilst allowing legitimate ways for local demand for house extensions to be fulfilled, enforcement will be easier.	No changes to SPD, SA or Report
3	moderate support	2	4 Concern at application to different house types, particularly gable ended terraces and gabled dormers	2	Further details on application of the permissible extension types to most and hopefully all variations (including gable ended terraces and gabled dormers) are being added to the SPD.	We will expand the text on application of the house extension types to different design variations and where required add diagrams.
4	fairly strong support	0	5 Concern that will result in creation of additional HMOs, rental flats & bedsits.	2	The SPD does not apply to houses converted to flats or bedsits and houses extended will not be permitted to be converted to houses or flats. National government policy seeks to encourage use of houses as HMOs provided licensing provisions are complied with and does not allow councils to restrict HMOs through planning unless strong evidence of too many HMOs is shown. Housing Licensing will continue to monitor quantity of HMOs in the area and advise Planning if there is evidence.	The section on houses converted to flats and HMOs (paragraphs 3.18 to 3.21) will be clarified so that the restrictions cover flats and bedsits and explaining the situation regarding HMOs. A note on HMOs requiring licensing will be added after paragraph 6.2.
5	very strong support	32	6 Concern focussed on Rear Extensions / loss of gardens	3	By providing legitimate alternative ways for houses to be extended, pressure for rear extensions will be reduced. Haringey's existing borough wide planning policies restricting rear extensions will be followed in the area.	No changes to SPD, SA or Report
-	no view on support expressed	8	7 Doubts about adequacy of foundations & subsidence	1	Building Control approval is required and this covers adequacy of foundations and the possibility of subsidence. Home owners would be liable for any subsidence caused by extensions built without adequate foundations.	The Permissions Needed section will be rationalised as planning only; redirecting other permissions needed to Chapter 6. A note on building works requiring building control approval will be added after paragraph 6.2.
<b>TOTAL:</b>		<b>56</b>	8 Disputes of dates /arrangements of consultation and meetings	2	Dates of the initial <i>informal</i> consultation were extended after material was sent out. The <i>formal</i> consultation was not changed and went according to plan.	Added text at and amendments to paragraph 1.2 to clarify this.
			9 Disruption from construction works; noise, dust, damage	1	This is not a possible planning objection; UK law does not provide any redress through planning for disruption due to construction work. Civil law may provide separate protection but is not the concern of the Council.	The Permissions Needed section will be rationalised as planning only; redirecting other permissions needed to Chapter 6. A note on disruption due to building works will be added after paragraph 6.2.
			10 Concern that will result in more Air Conditioning equipment; ugly and noisy	1	Planning permission is only required where any part of external air conditioning equipment is more than 4m off the ground. Appearance and noise are significant material considerations where planning permission is required but the Council has no power to prevent them where permission is not required.	Info on air conditioning equipment added to Paragraph 5.27, on Permitted Development. Further information on noise from air conditioning added to 5.30, now on other relevant planning considerations.
			11 Should permit a front dormer if appropriately designed (a different type) and possibly a mansard behind a parapet.	1	Front dormers would not provide enough space for most needs; therefore they would only be rarely built and they would not contribute to consistency. Mansards behind parapets are not typical of age of properties in the area.	No changes to SPD, SA or Report
			12 Need to ensure retention of existing brick and stone details	2	The Council seeks retention (and where appropriate replication) of existing brick and stone details.	Added text in new paragraph 3.15
			13 Steeper roof pitches (as proposed for Type 3) would be out of character – pattern of repeating roof pitches is important.	2	Consistency is important to the character of the area and has been a major consideration in the SPD; however actual roof pitch is a relatively minor factor.	No changes to SPD, SA or Report
			14 Effects of 2 <sup>nd</sup> staircases could be detrimental (added as an afterthought).	1	Where proposals would require a 2 <sup>nd</sup> staircase, it needs to be included within the house in the planning application drawings. A later added on 2 <sup>nd</sup> staircase would require a separate planning application & external staircases are opposed.	Added paragraph 2.7 to section on Type 3, expanding on need for secondary means of escape and that external staircases not acceptable. Need to consider in planning permissions added to rewritten paragraph 5.30; Other Planning Considerations.
			15 Effects on infrastructure (drainage etc)	2	This is not a planning consideration. Thames Water are consulted by Building Control & where drainage might not be adequate would make their requirements.	No changes to SPD, SA or Report

Forms of Response	Count	Consolidated Issues on the draft SPD	Count	Standardised Response (in addition to any personalised response required)	Changes to be made (to the SPD, Sustainability Appraisal or Cabinet Report if appropriate)
LBH delivered/downloaded form only	43	16 Loss of day/sunlight, especially on the hillside.	2	Existing policy, especially Housing SPD, protects sun and daylight standards. These houses are all dual aspect, getting light from at least 2 sides.	No changes to SPD, SA or Report
letter and LBH form	2	17 Once an extension has been permitted in a terrace, only that type should be permitted for the rest of the terrace.	1	The 3 types of extension are envisaged as transitions, with Type 2 potentially following on from Type 1 and Type 3 from Type 2 (although Planning Permission would be required each time)	Added paragraph 2.9 under heading "Transition"
email and LBH form	2	18 Concern that will result in overlooking & loss of privacy	2	We acknowledge there will be some overlooking & loss of privacy but consider it will nit be seriously detrimental to residents.	Added text on overlooking to paragraph 3.4
email, letter and LBH form	1	19 Porches should not be extended / built out of front	1	Porches (within certain limits) are Permitted Development and therefore, by Government policy, cannot be prevented.	No changes to SPD, SA or Report
letter only	0	20 Concern that will lead to increased car volumes / street overcrowding	4	This SPD is not intended to create new homes, just enlarge existing, so should not generally increase numbers of cars.	No changes to SPD, SA or Report
email only	2	21 Loss of breeding sites for house sparrows and swifts	1	No net loss of roofspace. Policies in forthcoming Sustainable Design & Construction SPD will consider provision of wildlife habitats including these in larger developments. To extend this policy to domestic extensions is beyond the remit of this SPD but will be addressed in the emerging Development Management DPD.	No changes to SPD, SA or Report
email and letter	5	22 Needs to contain an informative warning of need to follow the Party Wall Act	4	Accepted; an information box will be added.	Added paragraph to Chapter 6
telephone message	1	23 Needs to reference PPS 5.	1	Accepted; text will be amended to note that the setting of Heritage Assets (including Conservation Areas and Listed Buildings) needs careful consideration.	Added text on Heritage Assets to Chapter 5, paragraphs 5.4 and 5.30, note on permissions needed and consideration of setting in Chapter 6, relationship to PPS5 added to Sustainability Appraisal.
<b>TOTAL:</b>	<b>56</b>	24 Flood risk assessment required for small area of NE & 8m buffer to River Lee	2	Accepted; an information box will be added.	Minor changes to SPD & SA that some sites require flood risk assessment & buffer to River Lee.
		25 Different policies in Hackney will result in inconsistency.	2	We accept this observation as accurate and acceptable; South Tottenham has already a different character to neighbouring areas of Hackney.	No changes to SPD, SA or Report
		26 Additional floors should be allowed on rear projections / extensions	2	This would not generally be acceptable as it would probably lead to loss of daylight and privacy for neighbours, except in exceptional circumstances. However residents are free to apply for planning permission; it would be dealt with in there light of Haringey Planning Policies and Guidance, including this SPD.	Clarification note added in new paragraph 3.16; Rear Projections.
		27 Additional rear extensions should be permitted (inc. single story / conservatory)	3	This would not be acceptable as it would probably lead to loss of daylight and privacy for neighbours, except in exceptional circumstances. However residents are free to apply for planning permission; it would be dealt with in there light of Haringey Planning Policies and Guidance, including this SPD.. This SPD offers residents a way to secure needed extra living space with rooftop extensions. One advantage of this is it allows garden spaces to be preserved.	Clarification note added in new paragraph 3.16; Rear Projections.
		28 Should require solar hot water heating or equivalent as part of permitting these extensions.	1	Haringey has a separate Greening Your Home Guide which encourages householders to take measures such as these and advises them how. To extend this as policy for domestic extensions is beyond the remit of this SPD but will be addressed in the emerging Development Management DPD.	No changes to SPD, SA or Report
		<b>TOTAL:</b>	<b>68</b>		