

Appendix 2:

Haringey Local Development Framework

Consultation Report on draft Revised House Extensions in South Tottenham Supplementary Planning Document (2013)

following the Discussion and Consultation Document(2012-13)

on the House Extensions in South Tottenham Supplementary Planning Document
(2010)

1. Consultation Overview

- 1.1 The House Extensions in South Tottenham Supplementary Planning Document (SPD) was adopted in November 2010 (please see Appendix I for the Adoption Statement), following a two stage consultation process, as set out in Appendix II and III. The SPD was adopted in 2010 to promote good design for roof extensions in the South Tottenham area to ensure property extensions, architectural unity and the overall character of the area is maintained.
- 1.2 In January 2013 the Council sought views on a Discussion and Consultation document on the House Extensions in South Tottenham Supplementary Planning Document (SPD).
- 1.3 The discussion document was produced in January 2013 with the intention to:
 - update the local community on the progress of the guidance;
 - discuss concerns about conformity and whether the guidance should be changed or extended;
 - provide more advice and detail on acceptable designs for house extensions in the South Tottenham area under the current guidance; and
 - set out questions for residents and applicants to answer, to help address concerns and find a common way forward.
- 1.4 A total of 365 responses were received which equated to approximately 700 individual comments. This consultation process allowed the Council to engage with key stakeholders, statutory consultees and local residents on the main issues of the 2010 SPD and inform the preparation of the revised SPD.

- 1.5 In the light of the responses received in that consultation, the Council produced a draft revised SPD, which was further consulted upon in July and August 2013. This consultation was a follow up to the previous consultation, incorporating the changes suggested in the Discussion and Consultation Document where that suggestion had been well received, and those other changes suggested by consultees that were deemed by the Council possible, relevant and appropriate.
- 1.6 The consultation methodology and processes were in line with Part 5, Regulation 12 (a) of the Town and Country Planning (Local Development) Regulation 2012, and the Council's Statement of Community Involvement.

2. Methodology

- 2.1 The first consultation took place from 17 January until 28 February 2013. Letters and emails were sent to all local residents and stakeholders, including all architects, builders and approved inspectors active in the area in the past ten years, as well as statutory consultees, notifying them of the purpose of the consultation, where to view the documents and how to respond.
- 2.2 A notice was placed in the Haringey Independent on the 18th January stating the dates of the consultation, where to view the document and how to respond to the consultation. The relevant information was made available on the Council's website with the documents available to download. Please see Appendix IV.
- 2.3 A copy of the Discussion and Consultation document, along with the questionnaire (Appendix V) and explanatory letter (Appendix VI), was made available to view at:
- Wood Green (Haringey Central), Marcus Garvey (Tottenham Green), St Ann's (Cissbury Road) and Stamford Hill (Portland Avenue, Hackney) libraries;
 - Haringey Civic Centre - High Road, Wood Green, N22 8LE (Monday - Friday, 9am - 5pm); and
 - The offices of Planning, Regeneration & Environment, River Park House - Level 6, Wood Green, N22 8HQ (Monday - Friday, 9am - 5pm).

- 2.4 Consultees were invited to submit comments through an online “Snap”¹ questionnaire accessed from the website (see Appendix IV for the website during the consultation), using a printed version of the questionnaire (see Appendix V) as posted with the letter (see Appendix VI for the letter sent), or to write their own response via letter or email.
- 2.5 Two public meetings were held at:
- The South Tottenham Synagogue, 111-113 Crowland Road, N15 6UR on Wednesday 13 February - 6.30pm-8.30pm; and
 - The Garden Room at St Bartholomew’s Church, 31 Craven Park Road, N15 6AA on Monday 18 February - 6.30pm-8.30pm.
- 2.6 These meetings were well attended by local residents and consisted of a discussion about the document and the issues and concerns of the community and an opportunity to ask questions of local ward councillor and Cabinet Member for Finance, Cllr. Joe Goldberg, as well as the Council’s Design, Development Management and Building Control Officers.
- 2.7 The main concerns expressed by the attendees at the South Tottenham Synagogue related to the restrictions applied by the SPD. Many residents expressed that they would like the Council to take a more liberal approach to house extensions in the area, particularly that larger rear extensions or less strict design detail should be allowed. However, some attendees expressed concerns about extensions, generally that they were not in accordance with the guidance in the SPD or carried out without planning permission.
- 2.8 Some attendees expressed their concern about the location of the meeting which, as it was in the hall attached to the Synagogue, required the male and female attendees be segregated. The room divider was transparent and Council officers’ felt that it did not prevent anyone on either side of the divider from contributing to the meeting. For future events the Council will continue to seek consultation meetings and events in locations and at times that are suitable for everyone attending.

¹ Snap is an online questionnaire system developed by a software company of the same name and used by Haringey Council for online surveys

- 2.9 The main concerns raised at the meeting at St Bartholomew's related to the pressure that large extensions brings to the area in terms of overcrowding, cultural tensions and impact on the heritage and architecture. The most frequently expressed concern was that the extensions being built were not in accordance with the guidance and that enforcement was inadequate, whilst the other main concern was in relation to the disruption caused by additional construction activity and the pressures on infrastructure such as parking spaces, refuse management and sewer capacity of increased density.
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2.19

3. Summary of responses

3.1 A total of 365 written responses to the consultation were received. 45 responses were made through the online Snap survey, 309 response forms were submitted, and the remainder were residents' letters and emails. This is considered a high response rate in proportion to the number of people consulted, and in comparison to response rates to other Planning Policy consultation documents including the Local Plan, Development Management Policies and the Sustainable Design and Construction SPD.

3.2 The responses received to the consultation included a mix of responses to the discussion document, with the majority strongly supporting the SPD while a significant minority expressed strong opposition to it.

3.3 The three main concerns expressed by those supportive of the SPD, in principle, were raised in relation to how the existing SPD could be improved. These areas are as follows:

- Allow Type 3 Extensions to be completed singularly, rather than in pairs. Respondents felt this was restrictive as not all neighbours are willing or capable of carrying out extensions at the same time, and therefore does not meet individual household needs.
- The three metre rear extension limit is considered too small and some recommendations were made that this limit be extended to five or six metres.
- A number of respondents highlighted the need for first floor rear extensions.

3.4 Other comments from the respondents broadly supportive of the SPD in principle include the following:

- Some respondents were concerned about the fact that Type 2 Extensions are required to have a gable end;
- Some consultees are concerned about the additional costs and processes of applying for planning permission;
- It was suggested that the SPD should provide guidance on the addition of porches to properties; and
- Some consultees suggested that the SPD should provide more details and drawings.

3.5 Comments from respondents broadly opposed to the principles of the SPD were typically:

- The most common concern of respondents opposed to the SPD related to the lack of enforcement action on those extensions built without planning permission. Residents think that more resources should be allocated to enforcement to ensure the guidance is implemented accurately. In addition there is a concern of the lack of consistency and poor implementation of applying the guidance in the SPD;
- Some residents disagree with the Type 3 Extensions entirely and believe they are too big, do not fit in with the character of the area and result in overcrowding of the area;
- Concerns were expressed about the design of the extensions, the impact on the wider streetscape and the existing urban character, and also the impact of the extensions on neighbouring properties in terms of light;
- There are concerns that the extension will result in over development of the area;

- There are concerns that there is no guidance for additional parking which will result from larger houses; and pavements and roads are being degraded through traffic congestion and use of inappropriate materials;
- Similarly there is a concern that the SPD has not taken account of the increased pressure on other infrastructure in the area such as sewers and water supply;
- Some comments referred to the need for the SPD to provide guidance on maintaining and enhancing biodiversity and incorporating sustainable design into new extensions; and
- Concerns were expressed for the need to extend this guidance to all wards to ensure equality to all communities.

4. The Council's response

4.1 Following the consultation, the Council summarised and analysed all comments received.

4.2 The Council considered all comments and where relevant, appropriate and within the remit of the SPD has suggested amendments to the 2010 document to reflect these comments. Amendments made also reflect wider contextual changes including national, regional and local policy.

4.3 Amendments to the SPD include the following:

- Removal of now unnecessary procedural detail on developing the original SPD and inclusion of detail on preparing the new revised SPD (consultation draft);
- Updating of the Planning Policy Context outlined in "Status..." & detailed in chapter on Context;
- Inclusion of additional detail on each of the three recommended types of extension;

- Removal of “Transition” section; no longer necessary as covered in “Detail” section;
- Addition of new section on Height of Extensions to resolve confusion on this; includes new formulation “desirable but not necessary for neighbouring extended houses to have some consistency of height...”;
- Expansion of section on Paired Houses;
- Inclusion of the need for applicants to submit more accurate plans and elevations;
- Expansion of section on Bay Windows with Gabled Pitched Roofs, including improved illustrations;
- Expansion of sections on “Design Detail”, including Using Same Wall Finishes, Parapets, Party Wall Parapets, Windows, and Cornices, mostly illustrated.
- Inclusion of new set of sections on Structural Stability and Fire Safety developed / devised by Building Control to address concerns about safety;
- Inclusion of additional detail in the set of sections on Rear Extensions;
- Clarification on the policy context and permitted development rights relating to Houses in Multiple Occupation (HMOs);
- Inclusion of additional contact details.

4.4 Overall the Council found that the consultation on the Discussion document was worthwhile and met the objectives of the document, as set out in paragraph 1.2 above.

5. Next Steps

- 5.1 Following the consultation on the Discussion and Consultation document, a revised SPD has been prepared to reflect comments made. This revised document will be made available for public consultation from the 5th July for six weeks.
- 5.2 Notification of the consultation will be sent to local residents and stakeholders who commented on the Discussion and Consultation document and the consultation on the 2010 SPD prior to adoption; all statutory consultees; ward Members, the local GLA Member and the local Member of Parliament; and all organisations and individuals on the LDF Consultation database with addresses in the N15 and N16 post code or covering this area.
- 5.3 The document will be available to view at the same locations as those listed in paragraph 2.3 and on Haringey's website www.haringey.gov.uk/south_tottenham_house_extensions. Consultees will be invited to submit their comments on the proposed amendments within this consultation period.
- 5.4 Following consideration of the responses to the next consultation, if the Council decides to adopt the revised SPD, the Council will run a series of public workshops to provide support and advice to those who are interested in applying the guidance. Details of these workshops will be sent to residents and stakeholders, and will be made available on Haringey's website.

Appendix I – Adoption Statement (2010)

Appendix II – results of the 1st Consultation (informal - 2010)

Appendix III –

Report on the Consultation Results - Adoption Edition – 2010

Appendix IV –

**Website for the Discussion & Consultation Document Consultation –
January & February 2013**

Appendix V – Questionnaire – January 2013

Appendix VI - Letter inviting consultation comments – January 2013