

House Extensions in South Tottenham

Discussion and consultation document

January 2013



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Haringey Council

1. Introduction

Haringey Council adopted the Supplementary Planning Document (SPD) on House Extensions in South Tottenham in October 2010. The intention of this document is to:

- update the local community on the progress of the relatively new 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
- set out questions for residents and applicants to answer, to help address concerns and find a common way forward

This discussion document was drafted by the Planning Authority. Local councillors and community leaders were invited to comment to ensure the document would address concerns; help shape a commonly agreed development of the guidance – and crucially community support and adherence.

Proposals for community discussions

Two community meetings will be held on Monday evenings at 6:30 – 8:30pm in the South Tottenham area:

- **South Tottenham Synagogue**, 111-113 Crowland Road, N15 6UR – 4th February 2013
- **St Bartholomew's Church**, 31 Craven Park Road, N15 6AA – 18th February 2013

Councillors and Council Planning Officers will be available to answer questions and explain the extensions policy in the South Tottenham area for approximately two hours from 6:30pm in each case.

2. The Existing SPD - Community comments and concerns

The SPD defines the three approved ways in which homes may be extended at roof level. These are indicative only, and may vary according to the specific architecture of the terrace concerned. Variations are explained in more detail in the SPD. The standard types are shown below:



Type 1

Type 2

Type 3

Since the SPD was adopted, there have been a number of applications for roof extensions, a massive improvement in the level of demand for home improvements in the area and it is clear that a community need is being met. However not all extensions built have followed the guidance correctly; there needs to be closer to 100% compliance with the guidance, rather than roughly 80% compliance now.

Local residents, architects and builders have asked for further clarification on the types of house extensions that are considered acceptable. The council has also received requests for variations to the types of extensions permitted, including larger extensions and modified rules for the three approved types. The community has also asked for clarification of permitted rear extensions and that further rear extensions be permitted in the area. The community has asked that Type 3 can be approved individually and not in pairs as set out in the guidance.

The Council is concerned about inconsistency of construction and design, and unapproved overdevelopment. Getting the details of extensions right is very important to preserving the value of property, quality of life of those living there and retaining a consensus in favour of the SPD. The Council is also concerned about building and construction safety and wants to give strong advice about safe building design.

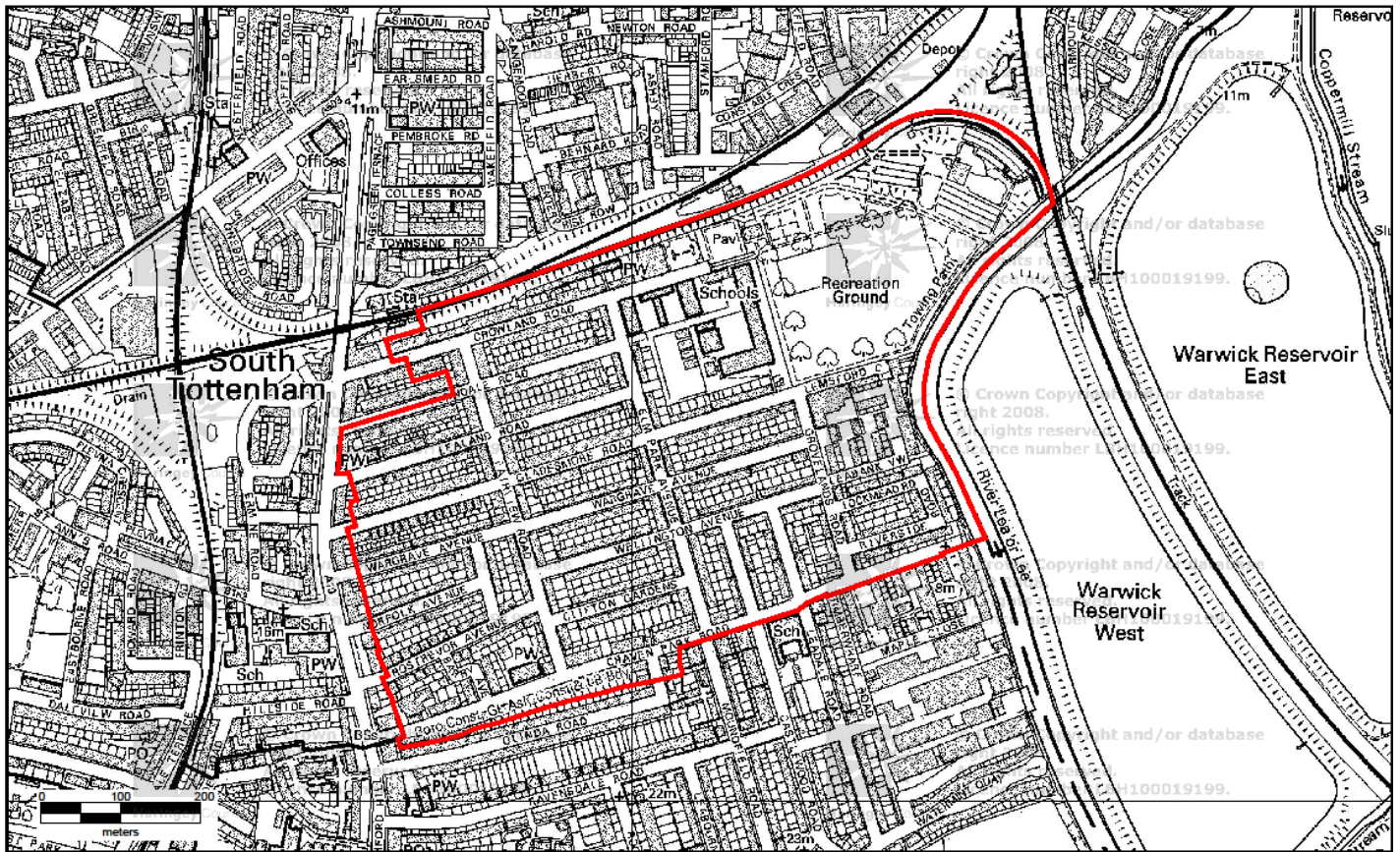
The Council's Planning Service and Building Control teams want to discuss the existing guidance and ideas for any changes with residents. The Council also wants to ensure that the agreed guidance is followed and respected and has the support of the local community. Once guidance is agreed it should be adhered to – in this way the design, amenity and value of the neighbourhood will be protected and enhanced.

This document aims to:

- update on the progress and impact of the SPD
- provide further advice and clarification on how to implement the guidance and build extensions in accordance with the SPD, both in terms of design quality (focusing particularly on detailing) and sound construction;
- be the first stage in a discussion / consultation process where the council will seek the views of the community on these issues.

At the end of this document is a page you can fill in and return to the Council giving your views on the issues discussed. Once these have been received the Council will hold two consultation meeting for all local residents and community leaders, to give you the chance to air your views in more detail and help the Council consider next steps.

3. Maps of the South Tottenham SPD area








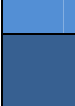

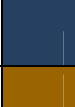
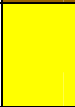


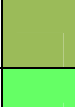
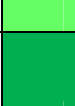
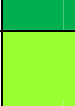
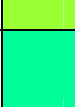
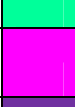




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The map above shows the area to which the SPD applies.

The map below shows planning applications for extensions made in the area and those that have been approved in the years immediately before and since the SPD was adopted; for a key to colours see next page.



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meanings of map codes	code	colour on map		count
too old - extension designed / built in (approximate accordance with the old, informal extension guidance)	O	grey		16
old rules - extension designed / built in (approximate accordance with the old, informal extension guidance)	F	black		14
appropriate dormer - 1 or 2 dormers in size and style appropriate to existing building	D1	blues		0
overscaled dormer - 1 or 2 dormers larger than traditional dormer and/or wider than window & wall thickness, but not full width	D2			2
grossly overscaled dormer - roof extension detailed as dormer; tile hanging to vertical surfaces, set back from gutter, extending full width	D3			2
mega-dormer - full width extension, set back from gutter, verticals facing street tiled / metal clad, brick party walls extended up to form sides	D4			6
grossly overscaled mega-dormer - a full roof extension, detailed as above but not set back from the gutter or sides	D5			4
rear only	R	brown		14
Type 1 extension in accordance with the SPD (notwithstanding any detailed concerns listed subsequently)	T1	yellow		1
Type 2 extension in accordance with the SPD (notwithstanding any detailed concerns listed subsequently)	T2	orange		10
Type 3 extension in accordance with the SPD (notwithstanding any detailed concerns listed subsequently)	T3	red		3
Parapet concerns - that the parapet is absent or incorrectly detailed	P	olive		4
Cornice concerns - that the cornice is absent or incorrectly detailed	C	mint		3
Material concerns - that the wall material / finish is incorrectly detailed / not matching the floor below	M	greens		3
Window concerns - that the window is incorrectly detailed / not matching the floor below	W	grass		4
Former Roof concerns - elements of old roof, inc. eaves / gutter / corbel to party wall parapet retained - should be removed	V	aqua		2
Single House only - T3 extension to one house only (should be only in pairs)	S	pink		1
Good in every way - all details done acceptably / well!	G	purple		2
Not built (yet) or under construction and not possible to see if being done correctly	N	white		17
not applicable	-	nothing		6

4. Further guidance on the existing SPD

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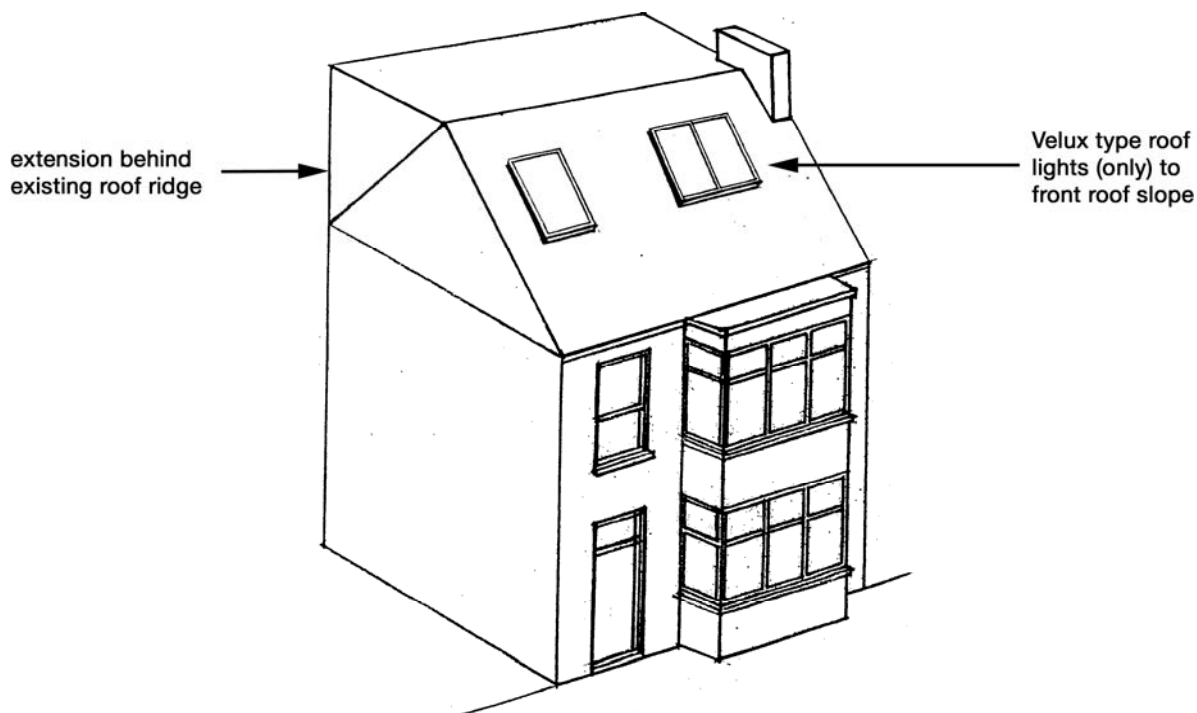
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Acceptable extension styles

The SPD provided three acceptable designs for roof extensions (set out below). In each case we list “Reported concerns relating to the SPD” from residents and Haringey officers; “council’s response” giving our initial response and “clarification of the SPD”, setting out further advice and guidance.

Type 1: Full width dormer to the rear

This is a full width dormer to the rear only, no higher than the level of the existing ridge, with only rooflights possible to the front.



Reported concerns relating to the SPD

- The originally expressed complaint (that led to the previous overscaled dormers), was that this sort of extension is insufficient to meet need.
- Many houses have insufficient head height to build this sort of extension without raising the ridge; many existing roof pitches in the area are shallow.
- Sometimes extensions of this type are possible but residents want additional plant (such as air conditioning) on the roof; this becomes visible over the ridge and is unsightly, leading to complaints.
- Otherwise, where these extensions are possible and meet family needs they give rise to few concerns. They cannot be seen from the street and can be built with little impact on neighbours and the public realm. They are suited to all house types (with a steep enough pitched roof) in the area, irrespective of the design and appearance of the frontage.

Council's response

- An internal finished floor to ceiling height of at least 2m is required in all habitable rooms. This is a building regulations requirement and cannot be negotiated.
- That finished floor to ceiling height of at least 2m does not include space required for additional ceiling joists, floor and ceiling finish, insulation or waterproofing.
- The existing roof ridge height must be maintained to preserve the consistency of existing appearance from the street.
- No additional plant may go on top of the roof of the extension if any part would be above the existing ridge. This is to preserve consistency of existing appearance from the street.
- Otherwise, the council has no major concerns with how this type of extension has been implemented

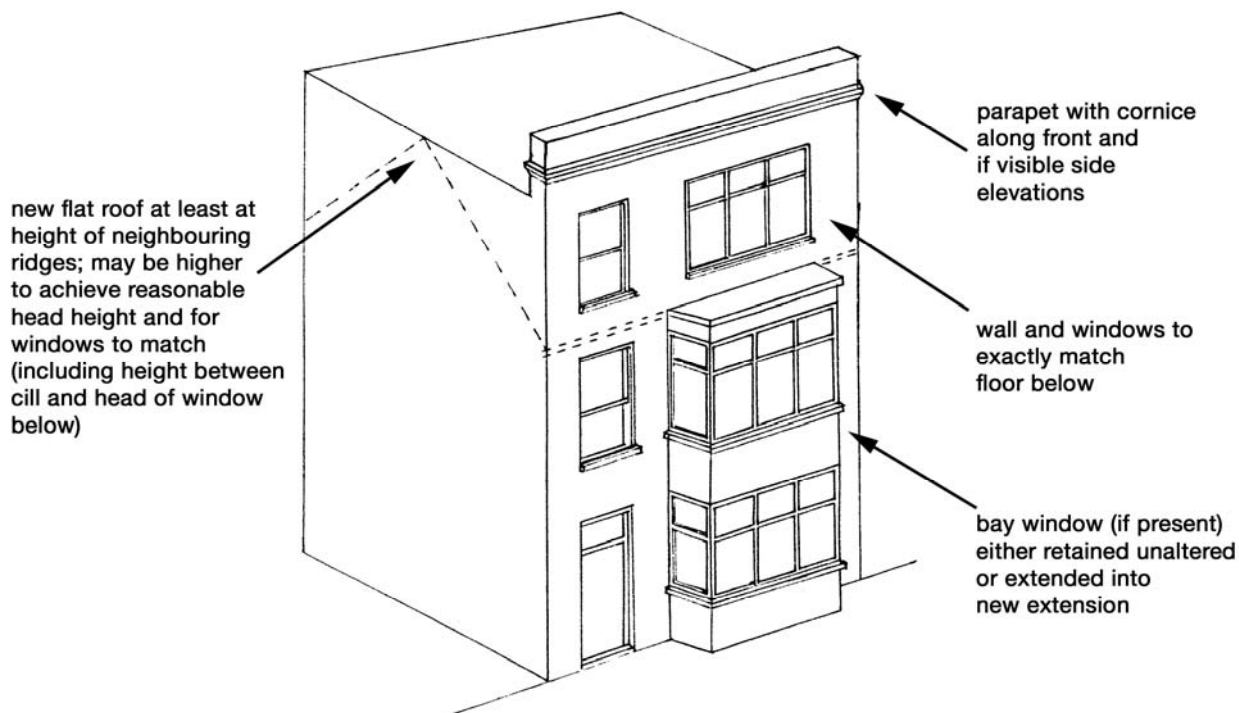
Clarification of the SPD

- Flush rooflights to the front roof slope are acceptable.
- In some houses there will not enough room to create the required finished floor to ceiling heights. In these cases, Type 1 extensions are not acceptable. Householders should consider Type 2 or 3 extensions or alternatives to extension instead.
- Type 1 extensions may be permitted development, but the council would recommend discussing your plans with the Development Management Team.

- In addition, smaller loft conversions with just rooflights or dormer windows to the rear would also be acceptable; this is the only sort of extension of homes into the roof that would be acceptable elsewhere in the borough.

Type 2: Whole Floor Extension

This is a whole floor extension with flat roof behind a parapet, in a wall to match existing 1st floor construction.



Reported concerns relating to the SPD

- Extensions are being built without a parapet and a cornice.
- Often the finish of the new floor does not match the existing house and does not continue seamlessly; instead break lines are put in or the former gutter is left in.
- Many extensions have included strange and unsightly details, seemingly to accommodate former party wall parapets.
- Windows and in particular the decorative window surrounds, lintels and cills, often do not match existing windows.

- Applicants are having difficulty extending bay windows with pitched roofs or accommodating the existing bay window and its existing pitched roof with new windows for the extension.

Council's response

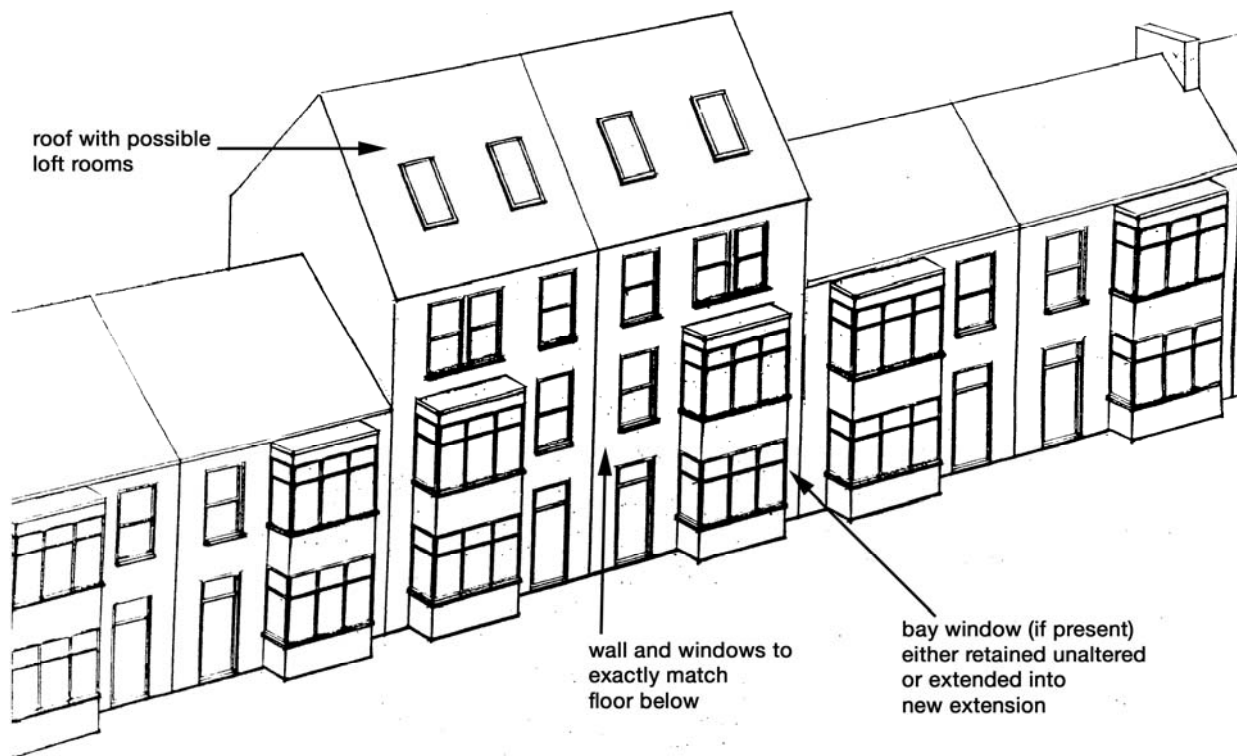
- Extensions must have a parapet and a cornice to have an acceptable appearance.
- The finish of the new floor must match the existing house and continue seamlessly so that it looks like the house was always of three stories.
- Windows, and in particular the decorative window surrounds, lintels and cills, must match the existing, for the reasons above.
- Careful design is often needed to accommodate existing bay windows with pitched roofs in the extension; this is explained in greater detail below under "Design Quality".

Clarification of the SPD

- The extension removes the roof slope entirely and replaces it with an additional floor and flat roof behind a parapet wall.
- Extensions *must* include a **parapet** with a **cornice**.
- The external design of the new top storey must match the design of the existing house.
- The SPD does not set limits on how high a Type 2 extension should be, just that it should be proportionate and not excessive. For buildability, the flat roof should not be lower than neighbouring roofs, but may be higher. A certain greater minimum height may be necessary to fit windows that match those in the floor below.
- This style of roof extension is appropriate for the majority of houses in the SPD area.
- Houses with large second floor gabled roofs would not be appropriate for this kind of roof extension.
- Due to the requirement to match the design of the new storey to the existing house, the council would recommend discussing your plans with the Development Management Team.

Type 3: Full Second Floor and Third Floor Loft Extension

This is a full second floor extension with additional loft rooms in a new pitched roof.



Reported Concerns relating to the SPD

- The SPD is clear that this type of extension can only be built in pairs.
- The requirement for this type to be only built in pairs is due to considerations of both appearance and sound construction.
- Residents have reported difficulty coordinating so that both extensions can be built at once.
- There is also a concern at single extensions being completed long before the neighbouring extension is started, so that the rest of the extension might never be built.
- There are also identical concerns with **wall finish** and **detailing of windows and their surrounds** to those concerns reported for Type 2 extensions.
- There have also been a small number of reports of residents seeking even larger extensions than Type 3; suggesting also large rear extensions or basement extensions. These would lead to a number of additional design and building construction concerns.

Council's response

- Given the significant structural stability & fire safety considerations described on page X, the council may consider additional planning considerations to secure design quality.
- In accordance with the SPD, it should be conditioned that the extension to one house cannot be occupied until at least the external envelopes of the extensions to both houses have been completed.
- However there have been reports that some "Type 3" extensions have had one house completed and inhabited before the extension to the second house has started - the council may have difficulty enforcing the completion of the second extension.
- There is additional concern that it may be difficult to justify using planning enforcement to require a house wishing to build a Type 3 extension get their neighbour to also extend, given that the intention of the SPD is that the area transforms from predominantly 2 storey (plus roof) to predominantly 3 storey (plus roof or parapet).

Due to the amount of structural work usually required for this sort of extension there are significant financial and disruption savings from carrying out "Type 3" extensions to pairs of houses (or more) at the same time. For example, it is likely that the party walls of the houses will have to be strengthened and underpinned, but if both houses on either side of the party wall are extended at the same time, they share the cost of this strengthening.

Clarification of the SPD

- All materials must match the original house.
- This option can *currently* only be implemented by adjoining pairs of houses. If the neighbouring house already has a similar extension then a single house could be extended in the same way.
- Houses with large second floor gabled roofs would not be appropriate for this kind of roof extension.
- This type of extension in particular also raises a number of serious issues regarding sound construction and safety.
- It is essential that all plans for this type of extension are discussed in detail with a qualified professional like a structural engineer, architect or building surveyor.
- The possibility of amending the House Extensions in South Tottenham SPD to permit this type of extension singly, rather than only in pairs, is discussed in detail in Section 5.

This is considered to be the MAXIMUM permissible extension in South Tottenham.

Design quality: main house type variations

The extensions permitted under the SPD are limited to three types to preserve and restore design quality of the houses and streets of South Tottenham. Requiring roof extensions to take into consideration design quality will preserve the value of property, quality of life and maintain the consensus in favour of the SPD.

To enable the council to assess applicants' proposals, we need to have thorough and accurate plans and elevations of proposals.

There are a number of variations in house styles in the SPD area.

Bay Windows with Gabled Pitched Roofs

Many houses in the SPD area have 2 storey bay windows with pitched roofs with a pointed gable facing into the street.

It is important to retain this pitched roof and pointed gable over bay windows in houses that have been extended.

There are two acceptable solutions.

1. Extend the bay window up to the additional floor and replicate the bay window roof at the new level.

type 3 extension with bay windows extended into new floor



Above:- Example of bay windows extended with the additional floor of the house; in this case the house has two bays; a wide, flat roofed bow window and a narrow pitched roofed entrance bay, both of which have been extended and detailed to match the existing.

This can be difficult in a Type 2 extension but is simple to do in a Type 3 extensions.

2. Retain the bay with its roof and design the additional floor to accommodate this.

type 2 extension with gabled pitched bay window retained in place



Above: Example of a bay window retained with the additional floor designed to accommodate it.

Height of Extensions

Height of extensions should be determined by the requirements of room height and appearance; it is desirable but not necessary for neighbouring extended houses to have some consistency of height, as the original existing houses vary in height.

Type 1 extensions should never be *higher* than the existing roof ridge. Type 2 extension's flat roofs should never be *lower* than their neighbour's roof ridge, to ensure sound detailing.

Type 2 and 3 extensions should have windows to match those on the floor below and roughly the same distance from window cill to the head of the window below as found in the existing house.

Height of parapets to type 2 extensions should be similar; roughly the same distance from head of window to parapet coping as from cill of windows on the new floor to head of the windows on the floor below.

Type 3 extensions should have a roof eaves to 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 was the distance from the head of the existing 2st floor windows to the old eaves.

Paired houses

Some properties were constructed as a matching pair of semi-detached houses, sharing a gabled bay or other architectural feature.

Type 1 extensions would normally be acceptable. However in all such instances, a Type 2 or Type 3 extension would only be possible if both homes were extended jointly.

The council would recommend discussing any plans to extend matching pairs of houses with the Development Management Team.

Rear Extensions

Permitted Development

The “Permitted Development” rules allow certain extensions to homes into their rear gardens without planning permission. Permitted development (PD) is defined by central government. Extensions that are “PD” do not require planning permission. For an extension to be PD it would have to satisfy *all* of a number of conditions including:

- percentage of the size of the existing garden remaining,
- length from the original rear of the house,
- height and
- not being visible from the street.

Planning (Development Management) Officers at Haringey Council can advise whether a development would be PD, and the planning portal website has diagrams and descriptions (<http://www.planningportal.gov.uk/permission/terrace>) of common extensions with advice whether they would be PD. The Government recently (September 2012) announced an intention to have a temporary relaxation of the distance rule for PD, allowing extensions of 6m rather than 3m from the original rear of the house; this is not implemented yet and the other rules remain in place.

Larger Single Story Extensions - Where Planning Permission is Required

Where rear extensions would not be PD, the SPD says (in paragraphs 3.17-3.19):

“Ground floor rear extensions may continue to be considered acceptable, but they should not extend beyond 3 metres from the back of the original terraced house, 4 metres for semi-detached properties. All rear extensions should conform in this respect (paragraph F.2) and to all the other provisions of our adopted SPG1a, Design Guidance, and the emerging Development Management DPD.

In considering proposals for rear extensions the Council will assess their impact on the adjoining dwellings, with particular attention paid to protecting privacy, maintaining sunlight and daylight, and maintaining a reasonable outlook for adjoining properties.

Extensions must be of the highest quality design, constructed in a sympathetic architectural style with detailing, fenestration and materials to match the existing style”.

Larger rear extensions are generally discouraged. The Council will not normally permit extensions which leave a rear garden of less than 50m² as set out in the Housing SPD para. 8.15.

Two Story Extensions or More - Where Planning Permission is Required

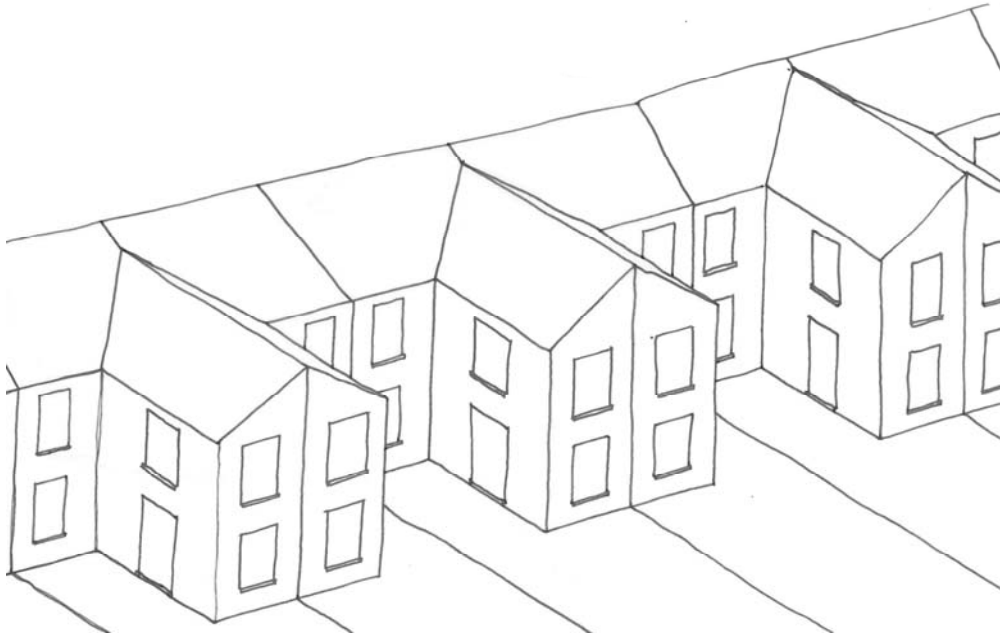
Second floor rear extensions that are not PD are generally discouraged by the council, particularly for preservation of daylight, sunlight and from overlooking to neighbours. The Council will enforce against the construction of unpermitted two story rear extensions.

The council does not anticipate any occasions where a three story or more extension would be permitted to the rear of a house.

Extensions to Two Story Rear Projections

Even where additional floors of Type 1, 2 and 3 are permitted on the main house, additional floors on two story rear projections are strongly discouraged. Many houses were originally built with a two story rear projection of less than the full width of the house, leaving a lightwell with windows to the main back room and rooms in the projection facing onto it. Usually these lightwells are shared with one neighbour and the projection shared with the other, as the layout of the house is “handed”. See the diagram below.

Such extensions would greatly diminish daylight and (depending on which direction they face) sunlight to both the applicant’s ground and first floor windows but also those of the immediate neighbour sharing the lightwell. They will often also reduce day and sunlight to back gardens of the applicant and several neighbours. Overlooking and loss of privacy is another concern.



Above: typical rear view of “handed” terrace with paired rear projections and paired light wells between them.

There may be rare occasions when a partial extension over a small section of a rear projection may be acceptable. Applicants would have to show that there would be no loss of daylight and sunlight to the applicant’s own garden and windows to habitable rooms and to any neighbouring gardens or windows of any sort. These extensions should also be of the highest quality design, constructed in a sympathetic architectural style with detailing, fenestration and materials to match the existing style.

Potential applicants can always discuss particularly peculiar circumstances that lead them to consider extra large extensions may be acceptable in a pre-application enquiry; see Section 6, “Further information & special circumstances”.

Conversions to Flats

The House Extensions in South Tottenham SPD is intended to permit the enlargement of family houses, to accommodate large and extended families. The Council considers the current SPD is clear where it explains this purpose. Paras. 3.20 and 3.21 explain that the extensions in the SDP are *not permitted* where the property has been converted to flats or an HMO (Home in Multiple Occupation, as defined in para. 3.24 of the SPD).

Furthermore, as para. 3.22 explains, houses extended following the three types of extension in the SPD will not be granted planning permission for conversion to flats or an HMO for 20 years after the completion of the last extension. As stated in the SPD, this will be reviewed if demand for large family dwellings decreases; at this stage we are satisfied that there has been no reduction in demand for large single family dwellings.

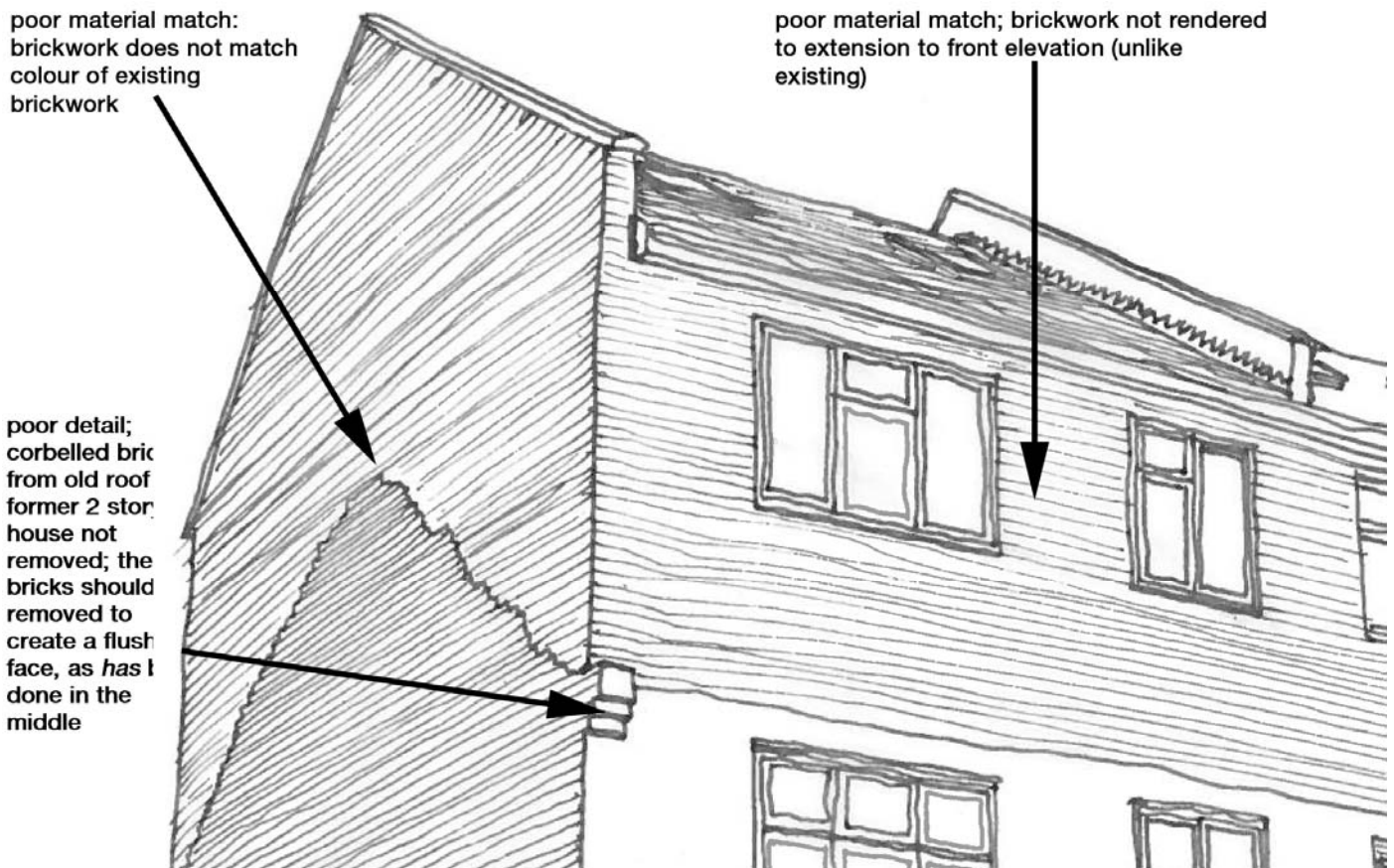
Design Detail

The council has noticed that many of the extensions that have been granted permission in accordance with the SPD have been built with important, visually significant details built incorrectly - not in accordance with the SPD and / or not as the council expected the SPD to be interpreted. It could be in some cases planning permission has been granted not in accordance with the SPD, but it would appear that in most cases permitted extensions are being built with details different to those granted planning permission.

Detail is a vital component of good design. Getting the detail right is a vital part of ensuring extensions are good quality, to preserve and enhance property values, protect quality of life of resident and neighbours and maintain the consensus in favour of the SPD. Some of the common detailing concerns are outlined below.

Using the Same Wall Finishes

- All extensions should use the same material as the original house. There should be no horizontal joint, line, change in materials or projecting horizontal feature where the extension joins the original house. The same material should continue seamlessly.
- 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.



Above: - Poor material match & party wall corbel not removed.

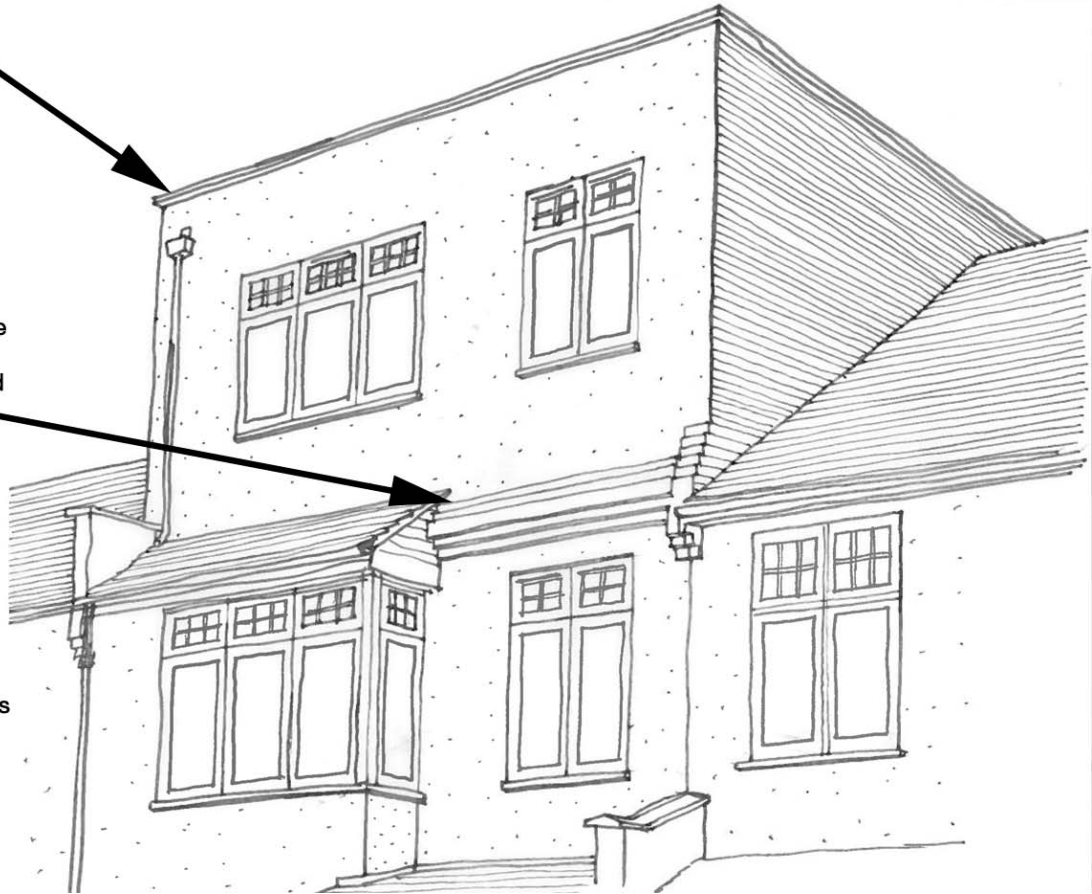
Parapets

- All Type 2 extensions must include a parapet.
- Parapets need to project above the roof line and need to include cornices (see below).
- As a guide, an appropriate height is the same from the head of the new 2nd floor window to the coping to the parapet as from the cill of the window to the head of the window on the floor below.
- It is usually best for parapets to “turn the corner” and continue along each party wall, but this is only essential where the house is on the end of a terrace; however care may need to be taken to avoid water run-off and fire spread problems.
- The rainwater guttering must be behind the parapet.

bad example of a parapet;
no cornice
probably also insufficient
height of parapet

projecting bands in the face
of the wall (possibly
corbelled brickwork) should
not have been added;
face of wall should be a
continuous, smooth plane
with no sign of where the
old roof eaves was

as a rule of thumb, parapets
should be about as high
above the head of the 2nd
floor window as the cill of
the 2nd floor window is
above the head of the 1st.



Above:- Bad example of parapet - also remains of old roof

Party Wall Parapets

- Many existing houses have party walls that extend as parapet walls above the roof level of the houses either side.
- Existing party wall parapets should be completely removed in all Type 2 and Type 3 extensions. This also includes existing corbelled brickwork.

main error; brick corbel
from old roof retained
(should be removed) and
then extended up in bricks
contrasting incongruously
with render

an additional comment
is that whilst this Type 3
extension successfully
blends into the
pre-existing house by
rendering everything,
by not applying any
decoration at all the
appearance is very
utilitarian



Above:- existing party wall parapet not removed All new extensions with a parapet should match the existing next door parapets in materials and detailing.

Windows

- New windows must match the existing windows. This includes the decorative treatments around the windows like cills & lintels.
- Usually this includes the height of the windows to the new floor matching those on the existing 1st floor.
- Sometimes, and especially when in 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.
- There may be other occasions when a reduced window height may be acceptable after discussion with a planning officer.
- But above all it is most important that details of the existing window pattern and surrounds are reproduced.
- The existing windows and especially bays (like in the example below) often contain good models for cornices to parapets.



Above:- Good example of existing decorative window surrounds; if any houses like these were extended, they should reproduce these details around the new windows. These mouldings would also form a good model for the decorative parapet to a “Type 2” extension.

Cornices

- All Parapets (for instance on Type 2 extensions) must include cornices.
- These are normally set three or four brick courses below the coping to the parapet and consist of three or four projecting courses in render or moulded stone.
- At either side of the house, the cornice should turn the corner, but need not continue the length of a party wall or gable end parapet.

Structural Stability and Fire Safety

The Council cannot stress enough the importance of building safety; for the sake of your family, your neighbours and your property. Compliance with the Building Regulations will ensure safe and sound construction. It is also a legal requirement. The Council cannot force you to use Haringey Building Control, but we strongly recommend it. Remember your family's safety could be at stake.

Structure

Foundations

- With these types of development, there is an additional loading of up to two floors and an additional storey height of brickwork imposed upon the foundations of the existing house.
- It is essential that 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. The council would recommend that an appropriately qualified professional provides advice regarding the capacity of the existing foundations.
- Some local residents, builders and architects have said that they consider their foundations are deep and sturdy enough to safely be extended without any strengthening, but whilst we recognise that some houses may be, it remains up to the person doing the extension to show that they are adequate. This would be by exposing them in the locations required by the building control body to the satisfaction of Haringey Building Control.

Lateral restraint

- Due to the additional height and loading of the external walls it is a requirement that the existing first floor, second floor and loft floor be strapped to the external walls to provide adequate restraint and ensure the stability of the house.

Fire

- Smoke detection will be required to each level of the hall in the stair enclosure of the property.
- The smoke detectors need to be mains wired to their own circuit in the consumer unit with battery backup. They are also required to be interlinked so if one detector is activated, they all activate.
- The whole stair enclosure will be required to be 30 minutes fire resisting.
- 30 minute fire doors will also be required to be provided to all the rooms off the stair enclosure with the exception of the bathroom and WCs.
- For the top floor of the loft conversion, being a floor over 7.5m above ground level, the Means of Escape in case of fire is critical. The means of escape can be satisfied by:
 - an alternative means of escape through the property
 - an alternative route out of the building to a place of safety, separated from the main staircase of the house
 - the property can be fitted with sprinklers.

Two Storey Loft Conversions and a New Basement

- If a basement extension is proposed in addition to Type 3 roof extension the house will be required to fully comply with the requirements of preventing disproportionate collapse. This would require steel framing and strapping of the new proposed works and the existing building.
- The means of escape can be satisfied by:
 - If the upper storey of the building has been provided with an alternative means of escape then the protected hallway is to be extended down to the basement level and the smoke detection system extended into the basement with a fire door provided into the stairwell.
 - If the building has been provided with a sprinkler system then the sprinkler system is to be extended down into the basement and the basement separated from the ground floor with fire resisting construction and a fire door.
 - If the basement is to be accessed through a room on the ground floor and not from the stairwell, then the basement is required to be separated from the ground floor with fire resisting construction and a fire door. The basement is also to be provided with an alternative means of escape to a place of safety via a suitable window or door. The smoke detection in the building is to be extended into the basement.
- Should “Type 3” extensions to single houses be permitted, with or without basements, the council will consider requiring similar conditions for foundations, lateral restraint and means of escape in case of fire.

For any queries on these matters please contact Haringey Building Control – see page 25.

5. Ideas and questionnaire – improving and developing the SPD

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Summary of issues

Section 4, “Further Guidance”, of this document, reiterates how the provisions in the SPD are intended to allow a variety of roof extensions to family houses in the South Tottenham area, with further explanation of significant details that have proved tricky.

Certain specific modifications to the SPD have been requested to allow additional or easier house extensions; in particular, that additional rear extensions be permitted and that the maximum, “Type 3”, rooftop extensions be permitted singly rather than only in pairs. Each is considered below.

Rear extensions

Larger Single Story Extensions

As described on an earlier page, modest rear extensions of up to 3m from the original rear of the house may be “Permitted Development” and where not are nevertheless normally permitted by the Council. The council does not consider the fact that additional roof top extensions are permitted means that additional rear extensions should be permitted.

Additional roof top extensions should reduce the demand for rear extensions by providing plenty of alternative space for expansion. One reason for permitting rooftop extensions is to preserve garden space; the council wishes to preserve light, spaciousness, private amenity space and space for food growing and natural habitat in back gardens. “Living rooms” do not always have to be on the ground floor and a larger house could split the living (non bedroom) accommodation over two floors.

Two story extensions or more

Second floor rear extensions that are not PD are generally discouraged by the council, particularly for preservation of daylight, sunlight and from overlooking to neighbours.

The council has also been asked to consider one second floor rear extension; where there is a narrow lightwell between the back of the main house and two original rear projections (see the diagram on page 13). If neighbouring properties sharing a lightwell wanted to build an extension together, there is a case for saying this could be filled in with a flat roof below the lowest eaves onto the light well.

However the experience with the difficulties of getting “Type 3” rooftop extensions built in pairs has shown us that it is very difficult to ensure that two neighbouring properties build their extensions together. Therefore we will not as a rule permit these sort of two story “infill” extensions to shared lightwells unless they are in the same ownership, as we cannot be sure both properties will extend together, and therefore there would be unacceptable loss of daylight and sunlight to windows to habitable rooms to one property.

Potential applicants can always discuss particularly peculiar circumstances that lead them to consider extra large extensions may be acceptable in a pre-application enquiry; see Section 6, “Further information & special circumstances”.

Roof Extensions

Changes to the roof extensions permitted under the SPD

There is a case for permitting Type 3 extensions on their own rather than only in pairs; extensions built so far have shown that it does not adversely affect the appearance of the area when one extension has been completed before its neighbour has been started, and as more extensions have been built, the principal of the transition of the area from two to three stories becomes more acceptable. Therefore, it is proposed to permit "Type 3" extensions singly, rather than as at present only in pairs.

However adding a flat roofed rear extension like "Type 2" to a "Type 3" extension would not be considered acceptable due to concern at loss of daylight and sunlight to neighbouring houses and gardens. As mentioned above, preservation of useful and attractive gardens is an important consideration for the council. This could also lead to the creation of unacceptable overlooking of neighbours houses and gardens.

No other changes to the roof extensions permitted in the SPD are under consideration.

Other amendments

The council does not anticipate making any other amendments to the SPD, but will consider and proposals received.

This document is a first stage informal consultation on the changes above; to permit "infill" rear extensions and "Type 3" extensions singly, rather than only in pairs. However the SPD cannot be changed until we have obtained approval from the Council (the Cabinet of the Council will have to approve) and carried out a "statutory consultation" according to certain rules. If the feedback from this informal consultation is positive, we will commence this procedure.

Have your say - shape the future

To find out more about the House Extensions in South Tottenham Supplementary Planning Guidance, come along to one of our community conversation meetings on the dates shown below. All meetings take place from 6.30pm on Monday:

- **13th February** at South Tottenham Synagogue, 111-113 Crowland Road, N15 6UR
- **18th February** at St Bartholomew's Church, 31 Craven Park Road, N15 6AA

Councillors and Council Planning Officers will be available to answer questions and explain the extensions policy.

If you aren't able to come to one of these you can have your say by completing and returning the questionnaire (available as a separate document) to the freepost address below.

Alternatively you can complete the questionnaire online at

www.haringey.gov.uk/south_tottenham_house_extensions

You can also email ldf@haringey.gov.uk or write to us with any comments or feedback to:
FREEPOST RSUT-YTLJ-EGRK, HDMP, London Borough of Haringey, Level 6, River Park House,
Wood Green, N22 8HQ.

All comments must be received by **Thursday 28th February 2013**.

6. Further information & special circumstances

The council is always happy to discuss with applicants any proposals for a house or proposed extension.

Potential applicants are advised to seek pre-application advice from a planning officer to discuss their intentions. This can avoid misunderstandings and having to change application documents and drawings after submission. For householder applications (which all relevant applications are), THERE IS NO CHARGE FOR THIS.

Development Management (queries regarding how you can extend your house, pre-application advice and making planning applications);
call on: 020 8489 1478
or email: planningcustomercare@haringey.gov.uk

Building Control (queries regarding building works, structural stability, fire safety etc);
call on: 020 8489 5502
or visit the following website: www.haringey.gov.uk/buildingcontrol

Carbon Management and Sustainability (general queries regarding the SPD and this booklet);
call on: 020 8489 1479
or visit the following website:
http://www.haringey.gov.uk/south_tottenham_house_extensions.htmn

7. Appendices

The following documents were referred to in the composition of this discussion and consultation document;

- House Extensions in South Tottenham Supplementary Planning Document (SPD) - adopted 17 October 2010 – available at the following website:
http://www.haringey.gov.uk/south_tottenham_house_extensions.htm
- Housing SPD - adopted 14 October 2008 – available at the following website:
<http://www.haringey.gov.uk/housingspd.htm>
- Haringey's Unitary Development Plan (UDP) – adopted July 2006, policies saved July 2009 – available at the following website:
<http://www.haringey.gov.uk/udp-2.htm>
- Haringey's Local Development Framework (LDF) – including the emerging Haringey's Local Plan: Strategic Policies (formerly Core Strategy) – due to be adopted shortly - available at the following website:
http://www.haringey.gov.uk/local_development_framework.htm
- The Town and Country Planning (General Permitted Development) Order 1995 and amendments including up to The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011 – available at the following website:
<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permittedd>
- Statement of The Rt Hon Eric Pickles MP, Secretary of State for Communities and Local Government - 6 September 2012
available at the following website:
<http://www.communities.gov.uk/statements/corporate/2212914>
- Analysis of Planning Applications for Extensions in South Tottenham
Haringey Council – Housing, Design & Major Projects – November 2012
available on request and on the website

Shqip

Dokumenti Shtesë i Planifikimit (SPD) i Zgjerimeve të Shtëpive në Totenham Jugor i vitit 2010 lejonte disa lloje të zgjerimeve shtëpiake në kulm.

Rezidentët dhe Këshilli kanë ca shqetësime lidhur me zgjerimet e lejuara dhe ka kërkuar ndryshime të vogla dhe udhëzime më të detajuara se si duhet të ndërtohen zgjerimet. Për të marrë një përkthim të këtij dokumenti, apo për ndihmë në lidhje me përgjigjen në konsultim, ju lutem na çoni me email apo me postë formularin e mëposhtëm.

Polski

Przepisy dotyczące rozbudowy domów na terenie dzielnicy South Tottenham w Haringey (Dokument uzupełniający) z roku 2010 zezwalały na pewne rodzaje dobudowy dodatkowych pięter.

Mieszkańcy oraz Gmina dzielnicy mają pewne obawy co do zezwolenia na tego rodzaju rozbudowę i domagają się wprowadzenia pewnych zmian a także opracowania dokładniejszych przepisów dotyczących rozbudowy domów. Aby uzyskać tekst dokumentu w języku polskim lub pomoc w procesie konsultacyjnym należy wypełnić formularz poniżej i odesłać go e-mailem lub pocztą.

Hebrew

מסמך התכנון של הרינג'י להרחבת בתים בדרום טונטנהם משנת 2010 מאפשר הרחבות מסוימות על הגג.

לתושבים ולרשות המקומית מספר חששות בעקבות הרחבות שאושרו וביקשו שינויים קטנים והכוונה יותר מפורטת ביחס לאופן ביצוע ההרחבות.

כדי להשיג תרגום של מסמך זה או סיוע ביחס ליעוץ, אנא שלחו את המסמך המצורף מטה בדואר אלקטרוני או בדואר.

Soomaali

Warqadda qorshaynta ee 2010 ee Kordhinta guryaha Haringey ee koonfurta Tottenham SPD (Supplementary Planning Document) ayaa oggolaanaysa in saqafkyada qaarkood kor dhisme lagaga dari karo.

Dadka deegaanka iyo kawnsalka ayaa walaac ka qaba kordhinta la oggolyahay oo dalbaday in isbeddel yar lagu sameeyo iyo weliba tilmaamo farabadan loo dejiyo sida kordhinta loo dhisayo. Si aad u hesho warqaddaas oo tarjuman ama taageero ku saabsan sidii aad wadatashigan uga soo jawaabi lahayd, fadlan email soo dir ama email ku soo dir cinwaankan.

Kurdî Kurmancî

Dokumenta Plansazîya Temamker (SPD) a 2010an ji bo Lêzêdekirina Xaniyên Haringeyê hişt ku hinek serbanî lê bê zêdekirin.

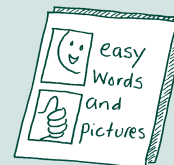
Niştêcîh û Şaredarî li ser lêzêdekirinên destûrdayî hinek fikarên xwe hene û guhertinên sivik, her weha bêtir bi hûngilî rêberîya ku divê lêzêdekirin çawa bên avakirin, daxwaz kirin. Ji bo wergerandina vê dokumentê yan alîkarîya bersîvdayina şêwirdarîyê, ji kerema xwe email, an jî forma jêrîn bi postê bişînin.

Türkçe

SPD (Ek Planlama Belgesi) 2010 ile Haringey Beldesi Güney Tottenham bölgesindeki bazı konutların çatılarının belirli biçimlerde genişletilmesine izin verilmişti. İzin verilen çatı genişletmeleri ile ilgili olarak bölge sakinlerinin ve belediyenin bazı endişeleri olması nedeniyle mevcut politikada bazı küçük değişikliklerin yapılması, ayrıca genişletmelerin nasıl yapılması gerektiği konusunda ayrıntılı bilgi sunan bir kılavuz hazırlanması istendi. Eğer, bu belgenin Türkçe kopyasını edinmek ya da görüş alışverişi süreci kapsamında size yardımcı olunmasını istiyorsanız lütfen aşağıdaki formu posta ya da e-posta yolu ile geri gönderin.

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