

House Extensions in South Tottenham

Supplementary Planning Document First Revision (Adopted)

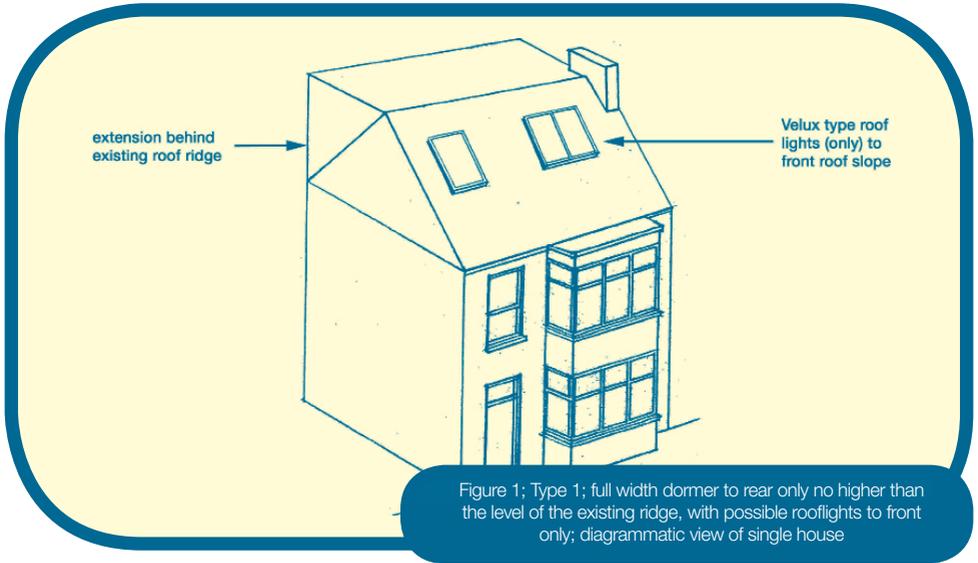


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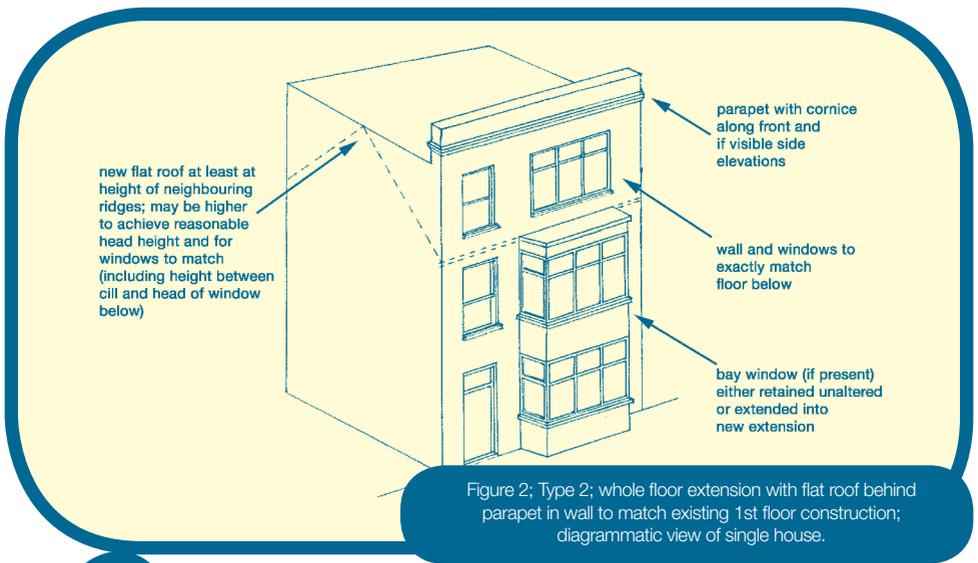
Haringey Council recognises the need to tackle overcrowding, and provide for additional habitable accommodation for large families in parts of the South Tottenham area of the borough. The guidance defines the three approved ways in which homes may be extended at roof level.



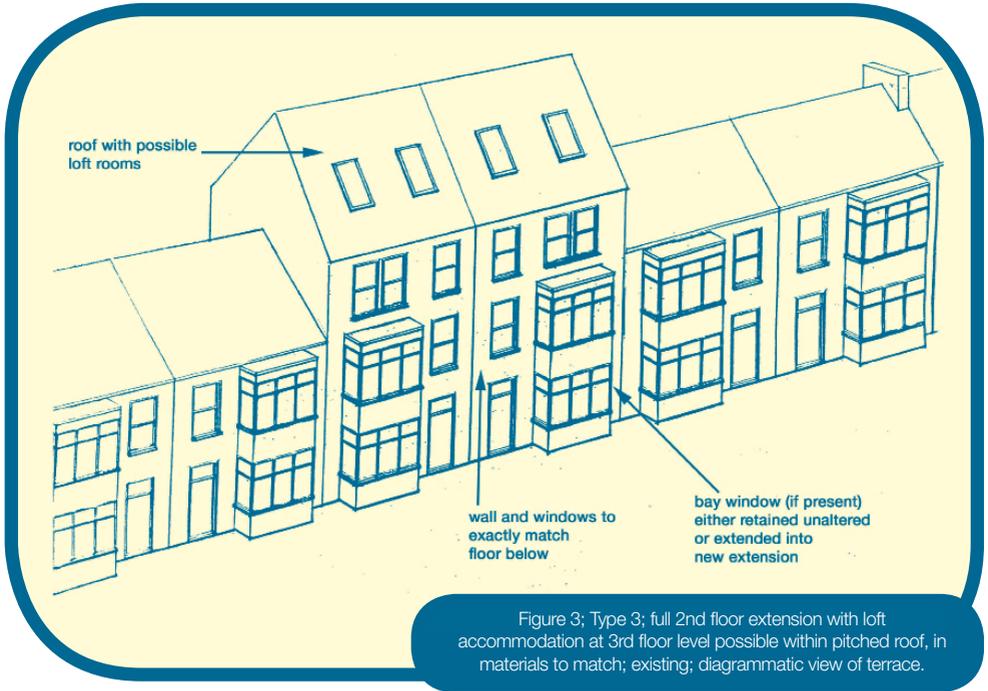
Type 1 is a full width dormer to the rear only, no higher than the level of the existing ridge, with possible rooflights to front only; diagrammatic view of single house.



Type 2 is a whole floor extension with flat roof behind a parapet in wall to match existing 1st floor construction; diagrammatic view of single house. The extension removes the roof slope entirely and replaces it with an additional floor and flat roof behind a parapet wall.



Type 3 is a full 2nd floor extension with loft accommodation at 3rd floor level possible within pitched roof, in materials to match; existing; diagrammatic view of terrace.



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

Due to the amount of structural work usually required for this sort of extension there are significant benefits 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.

Extended dwellings will also require very substantial structural alterations and means of escape in case of fire throughout. Such work would need to comply with the Building Regulations.

All materials must match the original house. Houses with large second floor gabled roofs would not be appropriate for this kind of roof extension.

Detail

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

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.

Each planning application will be considered on its individual merits, having regard to the impact on the appearance of the house itself, on the adjoining houses either side, as well as on the architectural unity of the terrace and overall character of the specific street.

To enable the Council to assess applicants' proposals, applicants must submit thorough and accurate plans and elevations of proposals.

Extensions should match existing facing materials to front elevations. The size and pattern of windows should be reproduced from the floor below.

When the Council grants Planning Permission for an extension, Permitted Development Rights to change the materials and details of windows will be taken away.



Many houses in the SPD area have 2 storey bay windows with pitched roofs with a pointed gable facing into the street. Generally the bay should be extended to the additional floor, with the bay window roof replicated at the new level, as shown in Figure 4 and Figure 5 below.



Figure 4 above: Example of a Type 2 extension with the bay extended up to the parapet.

type 3 extension with bay windows
extended into new floor

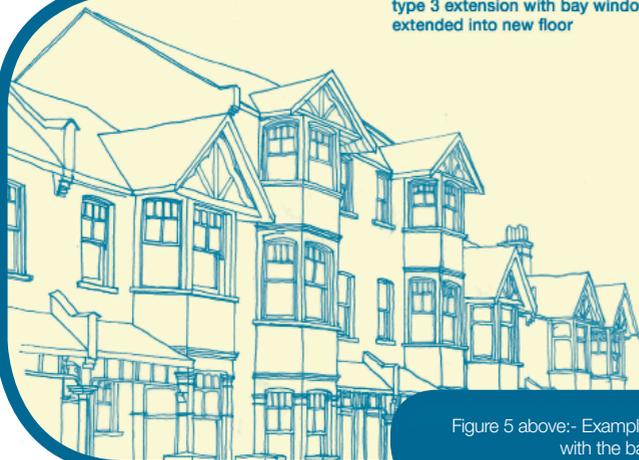


Figure 5 above:- Example of a Type 3 extension to 2 houses with the bays of both extended.

- All Parapets (for instance on Type 2 extensions) must include cornices.
- These are normally set three or four brick courses below the copin to the parapet and consist of three or four projecting courses in render or moulded stone.

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.

The "Permitted Development" rules allow certain extensions to homes into their rear gardens without planning permission. Permitted Development is defined by central government.

Second floor rear extensions that are not Permitted Development 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. The roof extensions proposed in this SPD are not meant to apply to rear projections from the original continuous terrace, often giving the house an L-shaped plan.

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 "References & Contacts".

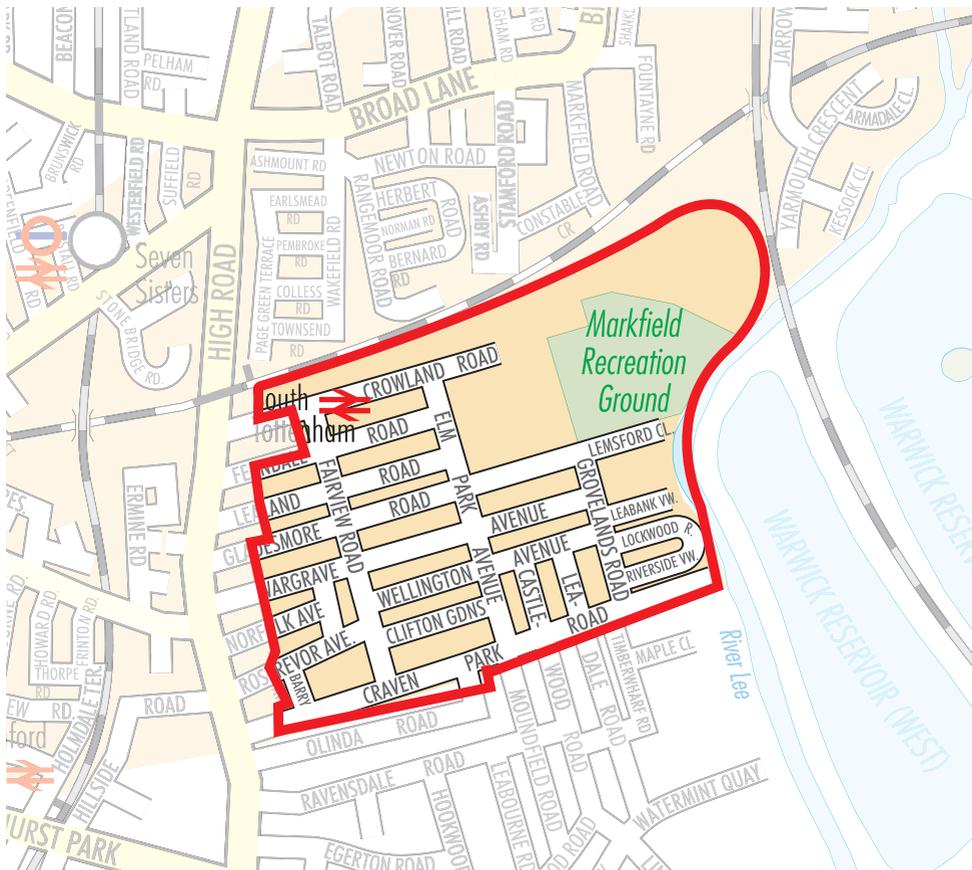
The Council will not grant planning permission to extend houses that have been converted to flats or Homes in Multiple Occupation (HMOs).

Furthermore, it is not the intention that these policies permit the conversion of single family houses to several self contained flats or bedsits. Therefore applications for extensions following the recommendations contained in this document will only be permitted if the property remains a single family dwelling.

In order to reduce the environmental impact of development, and mitigate against the effects of climate change, proposals should fully integrate the principles of sustainable design and construction.



South Tottenham is defined as the area bounded by Crowland Road to the north, Markfield Recreation Ground and the River Lee to the east, Craven Park Road to the south and Tottenham High Road to the west, excluding the Conservation Area (South Tottenham High Road Conservation Area – no. 27). See the attached map, below.



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References and Contacts

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.

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

Planning Policy and Transport Planning (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.htm

