

## Haringey Local Development Framework

### Consultation Report on the Discussion and Consultation Document

#### 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 The consultation methodology and process 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 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"<sup>1</sup> 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.

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

- 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.
- 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.

### **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 5<sup>th</sup> 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](http://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)

# **ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENTS**

## **House Extensions in South Tottenham - Supplementary Planning Document**

In accordance with Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004 (Amended 2008) notice is hereby given that the London Borough of Haringey adopted the House Extensions in South Tottenham SPD on 17<sup>th</sup> October 2010.

Any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and no later than 3 months after the date on which the SPD was adopted.

Copies of the SPDs together with supporting information including this adoption statement and consultation report will be available to view at the locations listed below.

### **List of locations where documents are available:**

#### **Website (available 24 hours. 7 days a week)**

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

#### **Council offices (opening times 9am-5pm Monday-Friday)**

- Civic Centre, High Road, Wood Green, London, N22 8LE
- North Tottenham Customer Service Centre, 639 High Road, London N17 8BD
- South Tottenham Customer Service Centre, Apex House, 820 Seven Sisters Road, London N15 5PQ

#### **Libraries (opening times listed individually below)**

- Wood Green Central Library, High Road, Wood Green, London N22 6XD  
(Monday to Friday 8.45am to 7pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Marcus Garvey Library, Tottenham Green Centre, 1 Phillip Lane, London N15 4JA  
(Monday to Friday 9am to 7pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- St Ann's Library, Cissbury Road, Tottenham, London N15 5PU  
(Monday to Friday 9am to 7pm, Saturday 9am to 5pm)
- (L B Hackney) Stamford Hill Library, Portland Avenue, Stamford Hill, London N16 6SB  
(Monday, Tuesday, Thursday: 9am to 8pm. Wednesday: 9am to 6pm. Friday: 10am to 8pm. Saturday: 9am to 5pm. Sunday: 1pm to 5pm.)

## Appendix II – results of the 1<sup>st</sup> Consultation (informal - 2010)



**Haringey Council**

## Results of the Preliminary (informal) Consultation

<b>Title:</b>	<b>House Extensions in South Tottenham</b> Supplementary Planning Document  Preliminary informal consultation
<b>Lead Officer:</b>	Ismail Mohammed
<b>Date:</b>	28 <sup>th</sup> May 2010

### 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 wider community consultation. The community consultation was undertaken for a period of over eight weeks and 262 representations have been received. The detailed analysis of this will be included in this report.

### 2. Purpose

To gauge the views of local residents and interest groups on the proposed design advice before writing it up as a Supplementary Planning Document containing special planning policies to be applicable in the specified area of South Tottenham only.

### 3. Who was consulted

The report was posted to all addresses in the area proposed to be affected by the proposed planning policies, as well as all community groups the council was aware of that are based in or concerned in issues affecting the relevant area. Other relevant council services and the planning offices of neighbouring local authorities and the GLA were also sent the consultation. It was also made available on the Council's website at:

[http://www.haringey.gov.uk /supplementary\\_planning\\_documents.htm](http://www.haringey.gov.uk /supplementary_planning_documents.htm)

#### **4. Methodology**

The package posted contained an explanatory leaflet, reply form and addressed return envelope; the same documents could also be downloaded from the Council website as PDF documents (too be read by the free cross platform Adobe Acrobat Reader / Adobe Reader computer programme). 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 leaflet was a single sheet, twice folded, equivalent to 6 sides of A4 paper consisting of:

- a letter of introduction,
- 3 pages of the proposed guidance to become the core of the SPD; with background explanation, drawing and description of the three types of house extension to be encouraged and brief additional comments,
- a map of the area proposed to be affected and
- a page offering translations into six community languages (Albanian, Polish, French, Somali, Hebrew and Turkish), large print, audio tape, Braille, easy words and pictures or other languages.

The reply form consisted of a single A4 sheet printed on both sides, with the same drawings and simple descriptions of the three types, with a box for respondents to enter their comments against each type. There was a fourth box at the end for respondents to enter any other comments. Respondents were not asked to identify themselves.

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

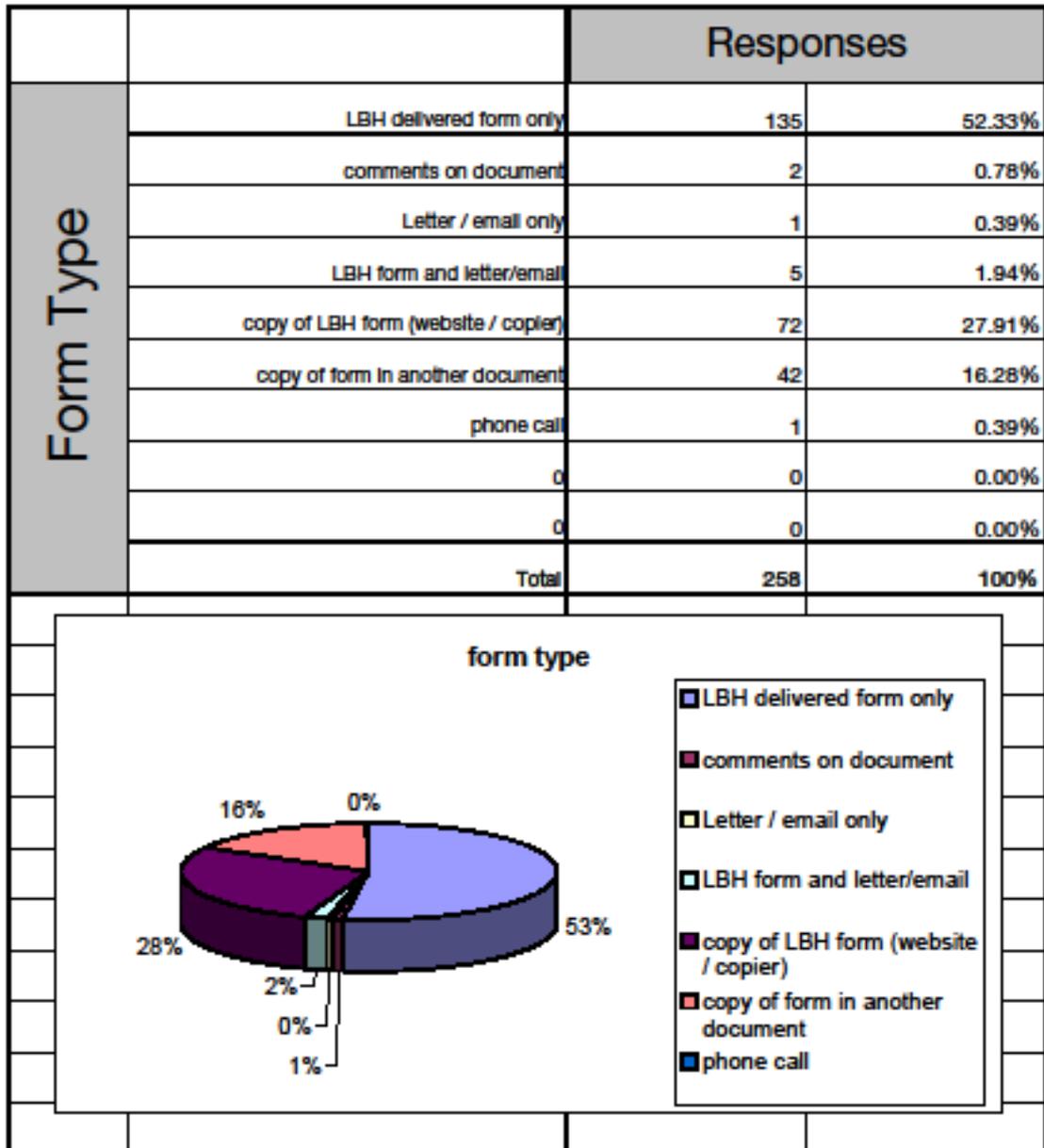
258 responses were received. The majority (52% or 135) of those returned were posted original forms. 72 forms (28%) looked like printed of the website (or could have been photocopies using a colour photocopier. No respondents used the "Limehouse" web portal.

A ward councillor adapted the form to make a single side response form, identical in every other way to our original form, which he distributed printed on the back of a leaflet for his political party. 42 such forms with responses were received (17% of the responses).

Respondents were neither encouraged to nor discouraged from providing their names or addresses and no specific place was provided for this; some respondents did provide one or both of these. These have been noted in the collation table prepared in Microsoft Excel. Returned forms have also been numbered to correspond to unique numbers in the collation table, and all received responses have been kept. Statistical analysis of the responses was generated in Excel and it attached to this document.

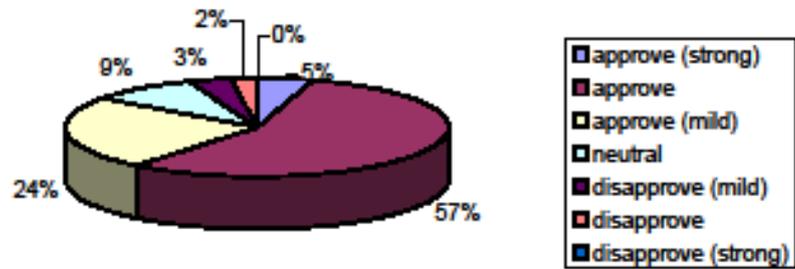
## 6. Summary of Findings

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

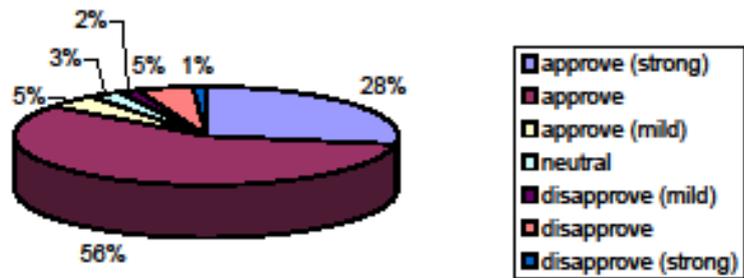


		Type 1		Type 2		Type 3		
Opinion	approve (strong)	12	4.65%	71	27.73%	71	27.52%	
	approve	145	56.20%	147	57.42%	114	44.19%	
	approve (mild)	62	24.03%	12	4.69%	24	9.30%	
	neutral	24	9.30%	7	2.73%	12	4.65%	
	disapprove (mild)	9	3.49%	4	1.56%	5	1.94%	
	disapprove	6	2.33%	12	4.69%	18	6.98%	
	disapprove (strong)	0	0.00%	3	1.17%	14	5.43%	
	0	0	0.00%	0	0.00%	0	0.00%	
	0	0	0.00%	0	0.00%	0	0.00%	
	Total	258	100%	256	100%	258	100%	
	total approve	219	84.88%	230	89.84%	209	81.01%	
	total not approve	39	15.12%	26	10.16%	49	18.99%	
	total disapprove	15	5.81%	19	7.42%	37	14.34%	
	total not disapprove	243	94.19%	237	92.58%	221	85.66%	
Issues	superbly meets need	3	6.25%	20	32.79%	24	38.10%	
	adequately meets need	15	31.25%	31	50.82%	12	19.05%	
	meets need but too expensive	1	2.08%	0	0.00%	5	7.94%	
	unacceptable appearance	1	2.08%	1	1.64%	3	4.76%	
	insufficient to meet need	23	47.92%	0	0.00%	0	0.00%	
	unacceptable appearance	2	4.17%	7	11.48%	11	17.46%	
	amenity concerns	3	6.25%	2	3.28%	8	12.70%	
	0	0	0.00%	0	0.00%	0	0.00%	
	0	0	0.00%	0	0.00%	0	0.00%	
	Total	48	100%	61	100%	63	100%	
Note: Not all respondents answered every question								
Blank opinions have been assumed to be neutral (unless specific responses indicate otherwise)								
Blank issues have been ignored (hence not the same totals)								

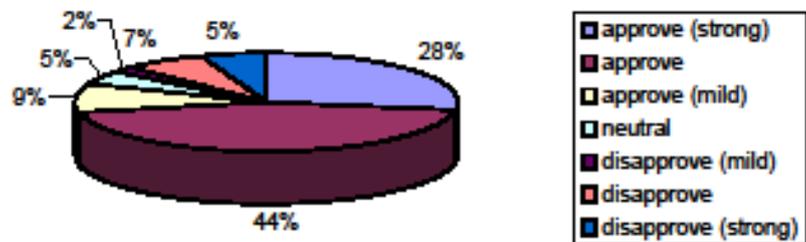
Type 1



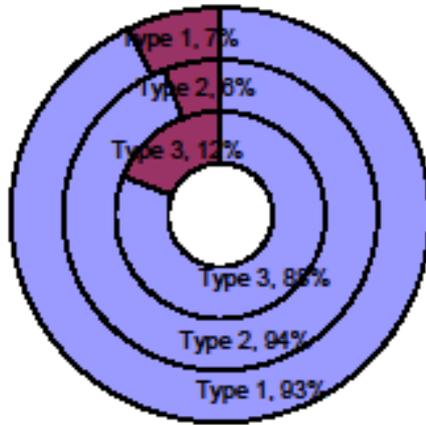
Type 2



Type 3



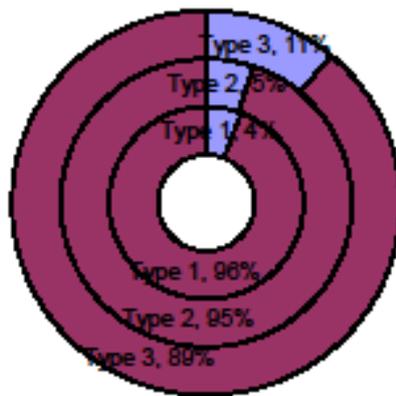
### Approval



total approve

total not approve

### Disapproval



total disapprove

total not disapprove

## **7. Council's response**

It is clear from the representations received that the local residents would support the three design options being promoted as principles of design for house extension.

A number of 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 policies to ensure that neighbours amenities are not compromised by extensions permitted by the SPD.

## **8. What happens next**

Following consideration by Cabinet, the draft SPD will be sent out for statutory consultation of a further 6 weeks to stakeholders and residents in the affected area. Provided the result of that consultation is positive, any further changes suggested by that consultation will be incorporated, prior to submission of the final SPD to the Planning Committee and Cabinet for adoption as council planning policy. In the interim, the document will be adopted as interim Design Guidance for House Extensions in the South Tottenham area of the borough, to inform decision making on house extensions planning applications by Development Management.

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

Consultation documents were sent out in the week from 30<sup>th</sup> November to 4<sup>th</sup> December 2009 and the web portal and consultation documents on the website went live on the 7<sup>th</sup> December.

The documents requested respondents endeavour to return their responses as soon as possible, if possible by 19<sup>th</sup> December; this was to limit disruption by the Christmas break. However, in view of this, we announced on the website that submissions returned up to the 11th January would be welcomed, and in practice, submissions were received and counted for at least 3 weeks after that. No submissions have been received after the end of January.

## **10. 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 section 4 of the SPD.

## **11. Related documents**

Report for Cabinet 23<sup>rd</sup> March 2010

Appendix 1: Draft House Extensions Design Guide for South Tottenham  
Supplementary Planning Document

Appendix 3: Equality Impact Assessment December 2009

## 12. Contact Information -

Ismail Mohammed Group Manager, Strategy & Sites tel.: 020 8489 2686

Richard Truscott Design & Conservation Team tel.: 020 8489 5241

**Appendix III –**

**Report on the Consultation Results - Adoption Edition – 2010**



**Haringey Council**

## **Report on the Consultation Results Adoption Edition - November 2010**

<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.

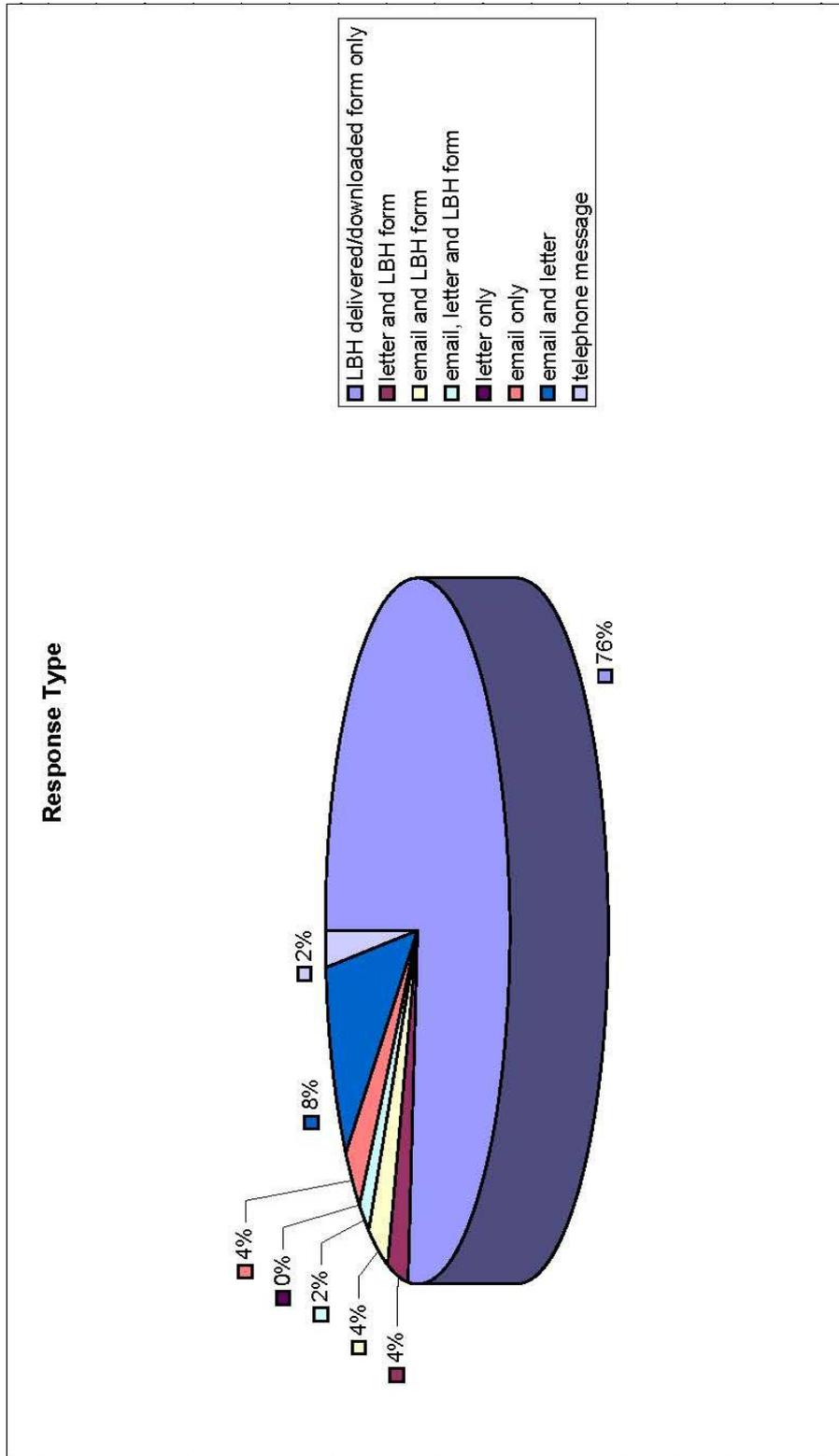
In addition, we analysed the responses given in the “other opinions” section of the form and in accompanying letters and emails (or where letters, emails or phone calls were the only response received). Rationalising them into 28 different points of view expressed, we counted the number of times roughly 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).

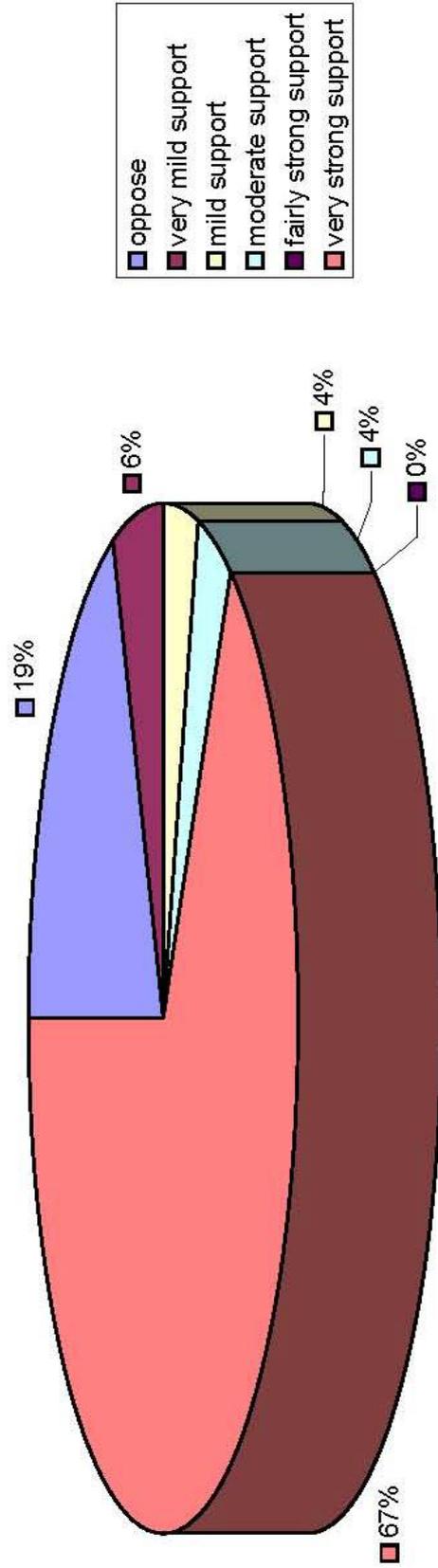
The second most common view, expressed 6 times, is the most common reason given for opposing the policy; that they consider the prevalent 2 story height of houses in the area is appreciated and should be retained. It would not be possible to amend the SPD in response to this, which is a fundamental opposing 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

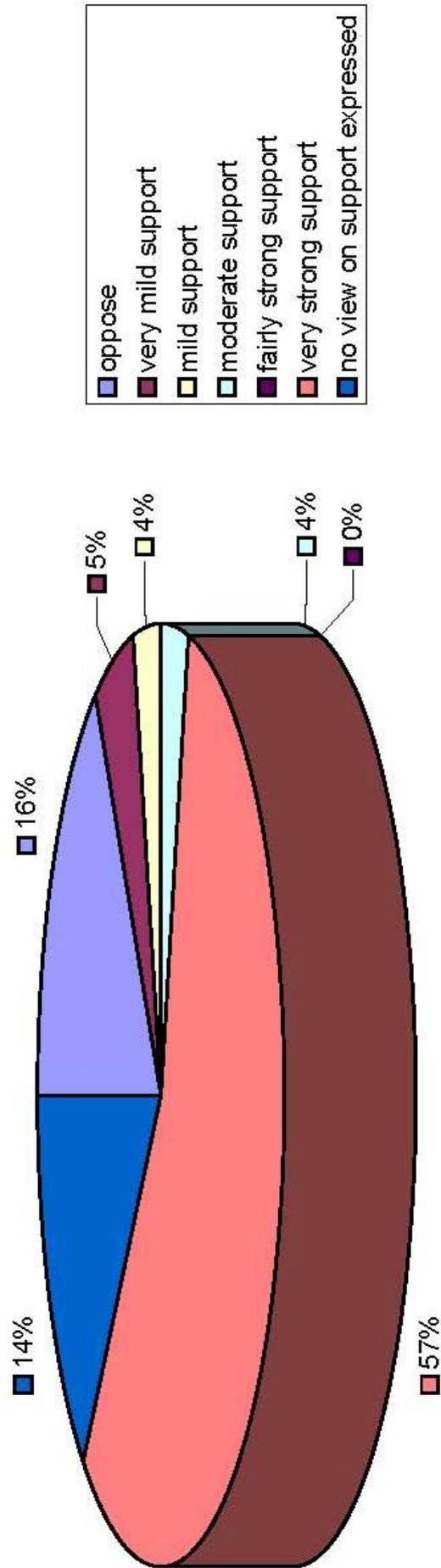
The following pages contain the statistical analysis of the findings; first form types received, second and third pie charts of the level of approval, and fourth a table of the opinions expressed the issues raised.

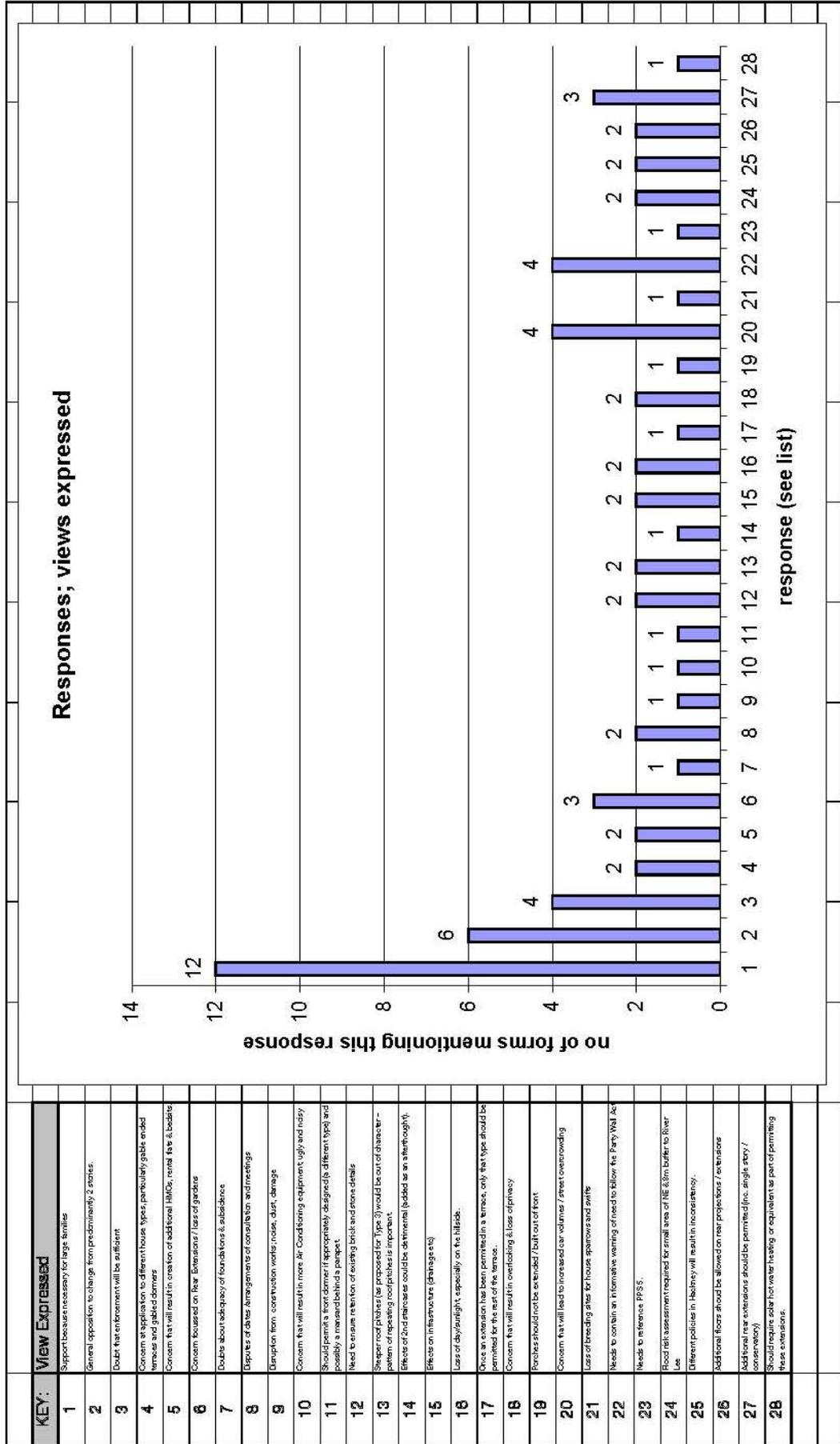


### Opinions on the draft SPD



**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	Depends on details arrangements of construction and materials
9	Disruption from construction workers, 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 breathing area for house, awnings and awnings
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 -**

Ismail Mohammed	Group Manager, Strategy & Sites	tel.: 020 8489 2686
Richard Truscott	Design & Conservation Team	tel.: 020 8489 5241

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 materiel 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>		

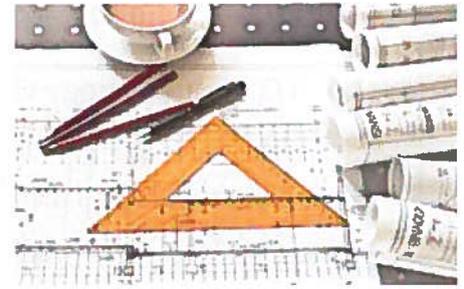
**Appendix IV –**

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



**Haringey Council**

A | B | C | D | E | F | G |  
 H | I | J | K | L | M | N |  
 O | P | Q | R | S | T | U |  
 V | W | X | Y | Z



## House Extensions in South Tottenham

The Housing Extensions in South Tottenham Supplementary Planning Document (SPD) promotes good design for roof extensions to ensure property extensions, architectural unity and the overall character of the area is maintained. The SPD provides three models for good and well designed roof extensions in the area.

The SPD was adopted in 2010 and can be found, with other supporting documents, in the **attached files section** below.



A consultation is currently underway to consider how the SPD could be further improved.

- **New consultation** - deadline 28 February 2013
- **Documents for the New Consultation**
- **Defined area**
- **Other related policies**
- **The process that led to adoption of the SPD**

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### New consultation

#### Have your say - shape the future

We want to know what you think about the House Extensions in South Tottenham SPD. Our **Discussion and Consultation document (PDF, 3MB)** builds on the existing SPD and offers further guidance on how extensions should be built. It also discusses whether any changes to the SPD should be considered.

Consultation runs from 17 January until 28 February 2013. All comments must be received by 5pm on Thursday 28 February 2013.

A copy of our Discussion and Consultation document can also be viewed at:

- Wood Green (Haringey Central), Marcus Garvey (Tottenham Green), St Ann's (Cissbury Road) and Stamford Hill (Portland Avenue, Hackney) **libraries**
- **Civic Centre** - High Road, Wood Green, N22 8LE (Monday - Friday, 9am - 5pm)
- **River Park House** - Level 6, Wood Green, N22 8HQ (Monday - Friday, 9am - 5pm)

### To have your say you can:

- Complete our questionnaire online:

**Complete questionnaire** 

- Send your comments by email to: **ldf@haringey.gov.uk**
- Download and print out the **South Tottenham SPD Questionnaire (PDF, 27KB)** or write and post your response to:

FREEPOST RSUT-YTLJ-EGRK

HDMP

London Borough of Haringey

Level 6

River Park House

Wood Green

N22 8HQ

You can also attend the following meetings:

- **Wednesday 13 February - 6.30pm-8.30pm**, at the South Tottenham Synagogue, 111-113 Crowland Road, N15 6UR
- **Monday 18 February - 6.30pm-8.30pm**, in the Garden Room at St Bartholomew's Church, 31 Craven Park Road, N15 6AA

For further details please contact the Housing, Design and Major Projects team on 020 8489 1479 or email **ldf@haringey.gov.uk**

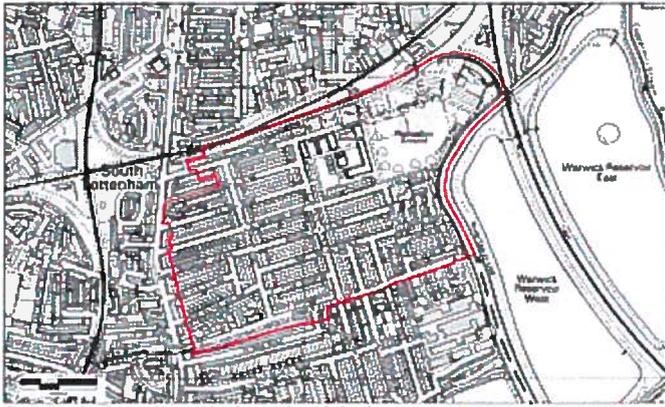
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## Documents for the New Consultation

Filename	Filetype	size
<b>Discussion and consultation document - 2013</b>	PDF	3MB
<b>Letter to consultees - 2013</b>	PDF	85KB
<b>SPD questionnaire - 2013</b>	PDF	27KB
<b>Analysis of Planning Applications for Extensions in South Tottenham - 2012</b>	PDF	355KB

## Defined area

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The policies contained in this SPD only apply in South Tottenham, defined as an 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, as the map below shows. A higher resolution version of the map can be downloaded from the [Attached Files section](#).

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## Other related policies

Key planning policies for all of Haringey and covering all general issues can be found in our [Unitary Development Plan \(UDP\)](#), adopted 2006 and saved in July 2009. This SPD will form part of the [Local Development Framework](#) - which will eventually replace the UDP.

The policies contained in this SPD only apply to single family dwellings. Further policies on extensions and alterations to dwellings, covering the whole borough, can be found in our [Supplementary Planning Guidance Documents \(SPGs\)](#) particularly [SPG1a, Design Guidance](#) (adopted 2006). Policies on new housing and conversion of houses to flats can be found in our [Housing SPD](#) (adopted October 2008).

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## The process that led to adoption of the SPD

Consultation on the proposed supplementary planning guidance specific to house extensions in the South Tottenham area took place in December 2009, January and July 2010. A number of minor amendments were made to the SPD following the consultation, as described in the Consultation Report in the [attached files section](#) below. The Supplementary Planning Document was approved by the Cabinet on 8 October and is therefore adopted.

The document now defines permissible decisions for extensions in the area. However, each planning application will still be dealt with on a case-by-case basis considering appearance of the house itself, impact on adjoining houses either side, architectural unity and overall character of the street.

Further details can be found in the House Extensions in South Tottenham SPD itself, which can be downloaded from the [attached files section](#) below. You can also download the Sustainability Appraisal, Equalities Impact Assessment, Consultation Report and Statement of Adoption in the

**attached files section.**

For further information please contact the Planning Policy, Design and Conservation Team:

**Address:**

Planning, Regeneration & Economy  
 Level 6, River Park House  
 225 High Road  
 Wood Green  
 London  
 N22 8HQ

Email [Idf@haringey.gov.uk](mailto:Idf@haringey.gov.uk)

Tel 020 8489 1479

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**Attached Files**

Filename	Filetype	Size
<a href="#">House Extensions in South Tottenham SPD - 2010</a> 	PDF	1421 KB
<a href="#">SPD adoption statement - 2010</a> 	PDF	24 KB
<a href="#">SPD consultation report - 2010</a> 	PDF	879 KB
<a href="#">SPD equality impact assessment - 2010</a> 	PDF	95 KB
<a href="#">SPD sustainability appraisal - 2010</a> 	PDF	7440 KB
<a href="#">SPD area map - 2010</a> 	PDF	5942 KB
<a href="#">south tottenham 1st consultation results.pdf</a> 	PDF	168 KB

PDF documents require Adobe Acrobat reader. [Please click here to download.](#)

**Straight to...** **Apply for it**

[View planning applications](#)

[Comment on planning applications](#)

 **Report it**

[Planning complaints](#)

## Appendix V – Questionnaire – January 2013

Discussion and Consultation Document on the House Extensions in South Tottenham SPD  
**Have your say - shape the future – Questionnaire**

Q1. ....Did you know that the Council introduced House Extensions in South Tottenham Supplementary Planning Document (SPD) in November 2010?

Yes / No

Q2 .....Do you have any concerns about the current SPD??

Yes / No

Q2 a) ..If yes, what are your main concerns?

--

Q3. ....If you have built an extension on your property in the last five years please tell us when:

Day	Month	Year
-----	-------	------

Q4. ....If you have built an extension in last 18 months, did you apply the SPD exactly?

Yes / No

Q5 .....If yes, did you find the permitted extension designs in the SPD useful, clear and easy to understand?

Yes / No

Q5 a) ..If not, why not?

--

Q6 .....Did the SPD cover all of the issues you faced when building the extension?

Yes/No

Q6 a) ..If not, what issues were not covered?

--

**Q7. .... In what ways could the council improve the SPD?**

\*

**Q8. .... What other issues do you feel should be covered? Please use the space below to make any additional comments about the current House Extensions in South Tottenham Supplementary Planning Document (2010)**

\*

**\* Please continue any of your comments below or on attached additional sheets of paper:**

**Information about who you are:**

**Name:**  
(you need to enter this) .....

**Organisation:**  
(please state here if your comments  
are representing an organisation) .....

**Postal Address:**  
(you need to enter this or email) .....

**Post code:**  
(you need to enter this) .....

**Email Address:**  
(you need to enter this or postal) .....

**NOTE:-** Comments received will be published on the Council's web site, but postal and email addresses WILL NOT be published.

Asking questions about you can help us improve the services we deliver to the community, monitor what different groups of people think about a particular service or issue and influence decisions that affect them.

To help us do this are you willing to provide some details about yourself? In each case please circle the word that best describes you.

Yes / No

Age - What is your age group?

Under 20 / 21-24 / 25-29 / 30-44 / 45-59 / 60-64 / 65-74 / 75-84 / 85-89 / 90+

**Disability**

Under the Equality Act 2010, a person is considered to have a disability if she/he has a physical or mental impairment which has a substantial and long-term adverse effect on her/his ability to carry out normal day-to-day activities. Haringey Council accepts the social model of disability. However, in order to be able to identify and respond to your specific needs, it is important that we know what kind of disability you have.

Do you have any of the following conditions which have lasted or expected to last for at least 12 months (circle all that apply)?

Deafness or partial loss of hearing / Long term illness or condition /

Blindness or partial loss of sight / Physical disability / Learning disability /

Developmental disorder / Mental ill health / No disability /

Other disability (please specify:.....)

## Have your say - shape the future – Questionnaire

### Ethnic Group

White / Mixed / Asian or Asian British / Black or Black British / Chinese /

any other ethnic group (please specify: .....)

### Sex - Are you?

Male / Female

### Gender reassignment - Does your gender differ from your birth sex?

Yes / No / Prefer not to say

### Religion - Do you have a religion or belief that you would like to mention?

Christian / Hindu / Muslim / Sikh / Jewish / Rastafarian / Buddhist / No religion /

Prefer not to say / Other religion (please specify: .....)

### Sexual orientation

Heterosexual / Bisexual / Gay / Lesbian / Prefer not to say

### Pregnancy and maternity

Are you Pregnant? .....Yes / No

Have you had a baby in the last 12 months? .....Yes / No

### Marriage and Civil Partnership - Are you:

Single / Married / Co-habiting / Separated / Divorced / Widowed /

In a same sex civil partnership

### Refugees and Asylum Seekers - Are you:

A Refugee / An Asylum Seeker

What country or region are you a refugee/asylum seeker from? .....

### Language - which best describes your language?

Albanian / Arabic / English / French / Lingala / Somali / Turkish /

Other (please specify: .....)

### Please return your comments 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 28<sup>th</sup> February 2013**.

## Appendix VI - Letter inviting consultation comments – January 2013



Your ref:

Date: 16<sup>th</sup> January 2013

Our ref:

Direct Dial 020 8489 1479

Email [ldf@haringey.gov.uk](mailto:ldf@haringey.gov.uk)

Dear Sir / Madam,

### Discussion and Consultation Document on the House Extensions in South Tottenham SPD

The Council is inviting representations on a Discussion and Consultation Document on the House Extensions in South Tottenham SPD. This document builds on the SPD and offers further guidance on how extensions should be built. It also discusses whether any changes to the SPD should be contemplated.

The consultation period for this document runs from 17<sup>th</sup> January until 28<sup>th</sup> February 2013. Responses should be submitted by 5pm on Thursday 28<sup>th</sup> February 2013.

The full consultation document is available to view in the following places:

- **Online** - [http://www.haringey.gov.uk/south\\_tottenham\\_house\\_extensions.htm](http://www.haringey.gov.uk/south_tottenham_house_extensions.htm)
- **Libraries** - Wood Green (Haringey Central), Marcus Garvey (Tottenham Green), St Ann's (Cissbury Road) and Stamford Hill (Portland Avenue, Hackney)
- **Civic Centre** - High Road, Wood Green, N22 8LE (Mon-Fri 9am-5pm)
- **River Park House** - Level 6, Wood Green, N22 8HQ (Mon-Fri 9am-5pm)

In addition, two Consultation Meetings will be held:

- **Wednesday 13<sup>th</sup> February, 6:30 – 8:30pm**, at the South Tottenham Synagogue, 111-113 Crowland Road, N15 6UR.
- **Monday 18<sup>th</sup> February, 6:30-8:30pm**, in the Garden Room at St Bartholomew's Church, 31 Craven Park Road, N15 6AA

Responses can be made online via the link above, by email to: [ldf@haringey.gov.uk](mailto:ldf@haringey.gov.uk) or in writing to:

FREEPOST RSUT-YTLJ-EGRK, HDMP, London Borough of Haringey, Level 6, River Park House, Wood Green, N22 8HQ.

For further details please contact the Housing, Design & Major Projects team on 020 8489 1479 or email [ldf@haringey.gov.uk](mailto:ldf@haringey.gov.uk)

Yours sincerely,

Kirstin McCartney  
Principal Planning Programme Manager, Housing, Design & Major Projects