LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 07/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0420 **Ward:** Woodside

Date received: 10/02/2015

Last amended date: NA

Drawing number of plans: 090_01, 090_02 & 090_03

Address: 29 Perth Road N22 5PY

Proposal: Conversion of the property into 2no. self-contained flats

Applicant: Mr Chris Charalambous

Ownership: Private

Site Visit Date: 10/03/2015

Officer contact: Robbie McNaugher

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions
1) Development begun no later than three years from date of decision
2) In accordance with approved plans
3) Bin storage
4) Cycle storage

Informatives

1) Land ownership
2) Hours of construction
3) Party Wall Act
4) Naming and numbering
5) Bin storage

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for conversion of the property into 2no. self-contained flats.

3.2 Site and Surroundings

The application site is a traditional 2 storey terrace property on the western side of Perth Road. The site sits opposite the bowling green.

3.3 Relevant Planning and Enforcement history

None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Waste Management
LBH Transportation
London Fire Brigade
Thames Water Utililties

The following responses were received :

Internal:
1) LBH Waste Management

These flats will require the following bin provisions

One x 1 bed flat will require :-
One x 120 litre residual waste bin
One x 120 litre recycling waste bin
One food waste box
One garden waste sack

One x 2 bed flat will require :-
One x 240 litre residual waste bin
One x 240 litre recycling waste bin
One food waste box
One garden waste sack

The attached application states the property has a front garden area which is of a suitable size to contain the amount of refuse and recycling bins required. All the refuse and recycling waste produced by the residents should be stored inside the bins provided, and the bins must not be stored on the public highway.

2) LBH Transportation

This site falls within an area that has a high public transport accessibility level of 5 and is located on the W3 bus route which provides some 24buses per hour (two-way), for frequent connection to and from Wood Green underground station. There is also the presence of the Wood Green outer controlled parking zone which operates Monday to Saturday from 8:00am to 6:30pm which restricts on street parking in this location. It is therefore considered that prospective residents of this development proposal would use sustainable travel modes for their journeys to and from the site.

In addition, this site has not been identified within the Council's Adopted Unitary

Development Plan (saved policies 2013)as an area renowned to have car parking pressure. It is also deemed that this proposed development would not have any significant adverse impact on the existing generated traffic or car parking demand at this location.

It has been noted that the application includes storage for two cycles. However, in order to accord with London Plan requirements, the storage area will need to cater for three cycles and must be covered and secure.

The highway and transportation authority does not wish to object to the above application subject to the imposition of the following condition:

1. The applicant should provide covered and secure cycle storage for a minimum of 3 (three) bicycles.

Reason: To encourage the use of sustainable modes of transport to and from the site.

Informative

The new development will require numbering. The applicant should contact Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

External:
3) Thames Water

No objections

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 12 letters

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

- None

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the area
3. Layout and standard of accommodation
4. The impact on the amenity of adjoining occupiers
5. Living conditions for future occupants
6. Parking and highway safety

6.2 Principle of the development

Policy HSG11 ‘Restricted Conversion Areas’ of the Haringey Unitary Development Plan (2006) states that permission will not be granted for conversions in Streets where conversions and/or HMO already equal 20% of the properties to prevent an increase in on-

street parking and a loss of family housing. An analysis of existing conversions on the street show that approximately 15% of properties have already been converted to flats and therefore the proposal would comply with Policy HGS11 and is considered to be acceptable in principle.

6.3 Layout and standard of accommodation

London Plan Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. Local Plan Policy SP2 ' Housing' states that high quality new residential development in Haringey will be provided. The Mayor's Housing SPG sets out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.

London Plan Requirement		Proposed room size	Compliance?
Flat 1	1b2p		
Kitchen/Diner/Living Room	23	25	Yes
Bedroom 1	12	13	Yes
Total Floor Area	50	53	Yes
Private Amenity	5	>5	Yes
Flat 2	2b3p		
Kitchen/Diner/Living Room	25	25	Yes
Bedroom 1	12	12	Yes
Bedroom 2	8	8	Yes
Total Floor Area	51	62	Yes
Private Amenity	6	0	No

As set out above the proposed flats would lexceed the floorspace minima set out in the Major's Housing SPG. Although flat 2 would not have private amenity space it is in a location where there are a number of accessible open spaces so a good standard of amenity can still be provided. Therefore overall the proposal is considered to provide reasonable living conditions for prospective occupiers in accordance with London Plan Policy 3.5 and Local Plan Policy SP2.

London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development proposals make adequate provision for waste and recycling storage and collection. The Council's waste management team have advised that the current bin storage in inadequate, a condition will be imposed to ensure these are provided prior to occupation.

6.4Character and appearance of the area

Policy SP11 of the Local Plan (2013) requires development to enhance and enrich Haringey's built environment and Saved Policy UD3 (2006) seeks to ensure that development proposals are of a high design quality and are of a nature and scale that is sensitive to the surrounding area.

The proposal would not result in any alterations to the existing property and therefore would not impact on the visual amenity of the area.

6.5 Impact on the amenity of adjoining occupiers

The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking and aspect. Concerns have been raised about the impact on amenities for neighbouring occupants.

The proposal would not involve any additional construction which would impact on neighbouring properties. The proposal is therefore considered to comply with Saved Policy UD3 in this respect.

6.6Parking and highway safety

Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport and adopting maximum car parking standards and car free housing wherever feasible.

The Council's Transportation Team has been consulted and advise that the site falls within an area that has a high public transport accessibility level of 5 and is located on the W3 bus route which provides some 24 buses per hour (two-way), for frequent connection to and from Wood Green underground station. They also note the presence of the Wood Green outer controlled parking zone which operates Monday to Saturday from 8:00am to 6:30pm which restricts on street parking in this location. They therefore consider that prospective residents of this development proposal would use sustainable travel modes for their journeys to and from the site.

They note in addition, that this site has not been identified within the Council's Adopted Unitary Development Plan (saved policies 2013) as an area renowned to have car parking pressure. They deem that this proposed development would not have any significant adverse impact on the existing generated traffic or car parking demand at this location.

The highway and transportation authority does not wish to object to the above application subject to the imposition of a condition requiring a storage area for three cycles which is covered and secure.

6.7 Conclusions

The proposal is considered to be a high quality design that respects the surrounding development and will not have a significant impact on neighbouring amenity or parking and highway safety.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

There would be no increase in internal floor area and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0420

Applicant's drawing No.(s) 090_01, 090_02 & 090_03

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
090_01, 090_02 & 090_03

Reason: In order to avoid doubt and in the interests of good planning.

3. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

4. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 3 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Waste Management
In respect of Condition 3 the Council's Waste Management Team have advised that the flats will require the following bin provisions:

One x 1 bed flat will require :-
One x 120 litre residual waste bin
One x 120 litre recycling waste bin
One food waste box
One garden waste sack

One x 2 bed flat will require :-
One x 240 litre residual waste bin
One x 240 litre recycling waste bin
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