**LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS** 11/05/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

## 1. APPLICATION DETAILS

**Reference No:** HGY/2015/0784 **Ward:** West Green

**Date received:** 17/03/2015

**Drawing number of plans:** 14062/3D & 14062

**Address:** 14a Vincent Road N15 3QH

**Proposal:** Change of use from builder's yard to residential (C3) use to residential annexe unit for letting.

**Applicant**: Mr Frank McDonagh Falcon Property Services

**Ownership:** Private

**Site Visit Date:**

**Officer contact:** Sarah Madondo

## 2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

## 1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

### Proposed development

3.1 Permission is sought for a change of from builder's yard to residential (C3) and erection of residential unit to the rear of number 14a Vincent Road.

This is a resubmission of previously refused planning application HGY/2015/ 0092. The scheme has been revised to a studio type of accommodation and the rest of the proposal still remains the same.

### Site and Surroundings

3.2 The site application is currently used as builder's yard and is located to the rear of 14 and 14a Vincent Road. Both these properties have been converted in flats. To the south of the application site is a large 3-storey block of modern flats called Caversham House. The area is predominately residential and densely built up with some properties such as 10 & 12 Vincent comprising of large outbuildings.

### Relevant Planning and Enforcement history

3.3 HGY/1998/0569 GTD 07-07-98 14 Vincent Road London Conversion of dwelling house to form 2 x 2 bedroom self contained flats and erection of a single storey extension to replace existing store.

## 2. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Ward Councillors
Transportation Team
Thames Water
LBH Waste Management
London Fire Brigade

4.2 Transportation - The highway and transportation authority have no objection to the above planning application subject to the imposition of the following condition:

4.3 Waste Management - The proposed planning application outlined above for the change of use from builders yard to residential (C3) use and erection of residential annexe unit does not provide any plans showing a waste storage area.

4.4 London Fire Authority - . The Brigade is satisfied with the proposals.

## 3. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of consultation letters to neighbouring occupiers. No representations have been received from neighbours/ local groups etc.

## 6. MATERIAL PLANNING CONSIDERATIONS

### Principle of the development

6.1 The proposal is for change of use of the existing builder's yard to the rear of number 14a Vincent Road to create a single storey residential unit. Although there would be a loss of B1 light industrial space the site in question is not in a protected employment define area therefore a change of use is considered acceptable.

6.2 Additional housing is supported by London Plan Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential' albeit the proposal will only make a modest increase towards the Council's new and raised target of meeting or exceeding 820 homes a year. It is also supported by Haringey Local Plan Policy SP2 'Housing'. Furthermore the site is surrounded by residential uses and is within a broader residential context.

### Design & Layout

6.3 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' reinforce this strategic approach.

6.4 The dwelling would have a pitched roof faced and the structure would be faced in render. The dwelling would sit behind a 2m close boarded fence.

6.5 Given the location of the site next to other garage site and its backland nature the introduction of a dwelling would be out of character with the surrounds and represent a large and imposing feature in this location being out of keeping to the pattern of development and detrimental to the character of the area

### Standard of accommodation

6.7 London Plan Policy 3.5 has introduced new minimum floorspace standards into the development plan along with other prescriptive guidance (around garden space and internal layout) which aims to improve the quality of subsequent new housing units. The supporting text to London Plan Policy 3.5 emphasises that compliance with floorspace standards is a critical part of delivering the Mayor's housing policy. The Mayor's Housing SPG provides further guidance on the London Plan policies. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11.

6.8 The scheme now proposes a1 x studio accommodation and would be 38.45 sq. m. Referring to table 3.3 of London Plan Policy 3.5; the proposed studio accommodation would be accordance to the London Plan.

6.9 That said the cramped nature of this development results in unsatisfactory relationships, notably on the privacy available to future residents of this site who would be within 14 metres of the rear wall of the two storey residential building at Vincent Road and only 7 metres from the rear garden fence. Such a relationship would jeopardise the privacy of the new residents and not represent quality accommodation.

### Impact of proposal on living conditions of surrounding residents

6.10 London Policy 7.6 says that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use. This is also reflected in Saved UDP Policy UD3.

6.11 The proposed development will result in a cramped development at rear of number 14a Vincent Road. Although no objections were received from neighbouring properties, it is considered that the proposed structure would not relate successfully in relation to neighbouring gardens; in particular given the height of the pitched roof.

### Transportation Considerations

6.12 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the Parking Policies in the London Plan 2011 and Haringey Local Plan Policy SP7 and more generally in Policy UD3 of the UDP 2006.

6.13 The Highway Authority have been consulted and do not object to this proposal should it be approved but ask that it be subject to a condition to provide a Construction Management Plan (CMP) and Construction Logistics Plan (CLP)

## Waste Management

6.14 London Plan Policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage' require development proposals make adequate provision for waste and recycling storage and collection.

6.15 No specific details in respect of the siting of refuse buns have been indicated. Given the way in which cars park along this lane bins would need to be taken to the end of the lane to be collected.

## Affordable Housing

6.16 The National Planning Policy Framework (NPPF, 2011) recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Council's Housing SPD.

In line with London Plan Policies 3.9, 3.10, 3.11, 3.12 and 3.13, Local Plan Policy aims to provide affordable housing by:

Achieving 20% affordable units on sites of 1 – 9 net units in line with Local Plan Policy SP2

Whilst in most cases Affordable Housing, as part of a S106 Agreement, is located on the application site, there is provision in the newly adopted Planning Obligations SPD (2014) to allow for an off-site contribution on sites for 1 – 9 units where it would not be practicable to provide on-site affordable housing.

In considering the proposal, any on-site affordable housing would be unsuitable in its context and residential arrangement. An off-site contribution would therefore be sought by the Council. Therefore the contribution would be calculated as follows:

- Tariff is 224 per. sqm
- Total residential floor space proposed is 38.4sqm.
- Total contribution = 224x 38.4 equals £86 016

This would be requested were a positive recommendation be made.

## Conclusions

6.17 Although the scheme has been revised to a studio accommodation, the Council are still not in a position to support this application as the amendments do not warrant an approval. As stated in the previous application HGY/2015/0092 the Council does recognise that there are benefits to redeveloping this site. However the proposed

development here would by reason of its siting and location represent a cramped form of development out of keeping with its surroundings in addition to providing sub-standard accommodation by reason of its size, contrary to policies 3.5, 7.4 and 7.6 of the London Plan 2011, Policies SP2 and SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and the Major's Housing SPG 2012.

6.18 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

Based on the information given on the plans, the Mayor's CIL charge will be £1344 (38.4 x £35) and the Haringey CIL charge will be £576 (38.5 x £15). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## 8. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2015/0784

Applicant's drawing No.(s) 14062/3D & 14062

The proposed development by reason of its siting and location would represent a cramped form of development for both future and existing residents out of keeping with its surroundings, contrary to policies 3.5, 7.4 and 7.6 of the London Plan 2011, Policies SP2 and SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and the Major's Housing SPG 2012.