LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 03/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1383 **Ward:** Bruce Grove

Date received: 12/05/2015

Last amended date: n/a

Drawing number of plans: GUZEL 549.100 to GUZEL 549.110 inclusive

Address: 549 High Road N17 6SF

Proposal: Erection of two storey rear extension over ground floor (second and third storey extension) to extend Flat 5

Applicant: Mr Huseyn Guzel

Ownership: Private

Site Visit Date: 26/05/2015

Officer contact: Eoin Concannon

1. 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) Materials to match existing

Informatives

1) Land ownership
2) Hours of construction
3) Party Wall Act

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

2.1 Proposed development

The proposal seeks planning permission for a two storey rear extension to provide additional living space to serve flat 5 of the building. The extension would extend the existing outrigger a further 7 metres to the rear of the site and would measure approximately half the width of main rear wall of the building. It would have a pitched roof with a brick finish matching the existing wall together with timber framed windows. It would increase the existing flat from 1 bedroom unit to a 3 bedroom unit.

2.2 Site and Surroundings

The application site is situated on the north western side of Tottenham High Road and comprises a three storey commercial building (previously A2 Bank) with large two storey projection to the rear. The upper floors of the building has been converted into 6 flats a mixture of 1/2bedroom units.

Generally, the surrounding area is predominately commercial at ground floor with flats/offices on the upper floors. The subject site is not a listed building however it does lie within Bruce Grove Conservation Area and Tottenham High Road Historic Corridor.

2.3 Relevant Planning and Enforcement history

HGY/2007/2410 GTD 15-01-08 549 High Road Tottenham London First floor rear extension, erection of dormer windows on rear roof and back addition. Conversion of upper floors to provide six self contained flats.

HGY/2012/1169 GTD 31-07-12 549 High Road London Erection of rear first floor extension and dormer windows to rear roof and back addition. Conversion of upper floors to create 3 x one bed and 3 x two bed self-contained flats

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

Tottenham CAAC
LBH Conservation Officer
Bruce Grove Residents Network

The following responses were received :

Internal:

LBH Transportation: No comments received. The initial planning approval in 2012 had raised no objections to the conversion of the upper floors to six unit due to its high PTAL location.

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and letters sent to adjoining neighbouring properties

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

No of individual responses:
Objecting:0
Supporting:0

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

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

1. The impact of the proposed development on the character and appearance of the conservation area
1. The impact on the amenity of adjoining occupiers
2. Living conditions for future occupants
3. Parking and highway safety

6.1 Character and appearance of the conservation area

Local Plan Policy SP11 'Design' states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity. With regard to development within Conservation Areas, The London Plan 2011 Policy 7.8 'Heritage Assets and Archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. Furthermore Saved UDP Policy CSV5 'alterations and extension in conservation areas' states that the Council will require that alterations or extensions to building in Conservation Areas preserve or enhance the character of the Conservation Area.

The proposed extension would integrate with the existing return to form a larger outrigger to the rear which extends out to the boundary. The extension would sit comfortably below the eaves of the main rear wall and continues to appear subordinate to the main building. It responds to the form and scale of surrounding buildings and its commercial area. To the rear of this boundary there is an existing laneway leading onto a carpark and citizen advice office. The fenestration and brick work proposed would match the existing arrangement of the building and thereby providing a uniform appearance between existing and proposed.

As such it is considered that the proposal would not detract from the character of the existing building, street scene and would preserve the character and appearance of the Bruce Grove Conservation Area. It therefore accords with the above policies and is acceptable from a design perspective.

6.2 Impact on the amenity of adjoining occupiers

London Plan Policy 7.6 'Architecture' and Saved UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding development.

From inspection, there are no residential units to the rear of the site with an existing car park, railway track and Citizens Advice Office. The property directly south of the site also

appears to be commercial. The existing building does include six flats however each of these units would retain sufficient daylight sunlight and outlook. As such the proposal would not lead to a un-neighbourly form of development and complies with the above policies.

6.3Living conditions for future occupants

London Plan Policy 3.5 has 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.

The proposal would increase the site of Flat 5 from a 1 bedroom unit to a 3 bedroom unit. Although no outdoor space is provided, the proposed internal floor space is generous is size with 35 square metres of kitchen/dining and a separate lounge area. The floorspace would also meet London Plan standards and the unit would be dual aspect with good floor to ceiling heights. Generally it would provide a satisfactory 3 bedroom unit for future occupiers and complies to Policies 3.5, 7.4 and 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and inconsistent with the Council's Supplementary Guidance SPG1A and the GLA's Housing Supplementary Planning Document.

6.4Parking and highway safety

Saved policy M10 'Parking for development' seeks to ensure that proposed developments do not adversely affect the free flow of traffic around a site and that they do not result in a material impact on existing parking levels. UDP policy M10 refers to parking standards contained within Appendix 1, which are stated as maximum standards. There are no minimum standards within policy M10. Whilst policy M10 states that proposals that do not meet these standards will not normally be permitted the policy continues by stating that parking requirement will be assessed on an individual basis as part of a Transport Assessment. This is particularly relevant in respect of proposal for conversion of existing buildings as opposed to new build scheme.

It is expected that new residents would use sustainable measures of transport. No additional off street car parking has been required however given the small size of the development and the transport options available, it is considered that the proposal would not result in a material impact on existing parking levels.

6.5 Conclusions

The proposal would preserve the character and appearance of the conservation area and would not harm neighbouring amenity of 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

The increase in internal floor area would not exceed 100 sq.m. 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/2015/1383

Applicant's drawing No.(s) GUZEL 549.100 to GUZEL 549.110 inclusive

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:GUZEL 549.100 to GUZEL 549.110 inclusive

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

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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: 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: 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.