LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0291 **Ward:** Woodside

Date received: 08/01/2016

Drawing number of plans: 1594 - PL - 1 - 100, 200, 201, 900

Address: 51 Selborne Road N22 7TH

Proposal: Conversion existing first floor flat (1 x 2 bedroom) into two self-contained flats (2 x 1 bedroom) incorporating a rear roof dormer extensions and hip-to-gable roof alteration with loft conversion to habitable use

Applicant: Mr Robert O'Keefe

Ownership: Private

Site Visit Date: 18/02/2016

Officer contact: Wendy Robinson

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the conversion of the existing first floor two bedroom flat into two one bedroom flats.

3.2 This application also includes a hip-to-gable roof alteration and rear roof dormer extension.

Site and Surroundings

3.3 The subject site is an end of terrace building located on the north eastern junction of Selborne Road with Wolseley Road. The subject building is a two storey building with commercial at ground floor (A2 use) and a number of residential units. The property currently benefits from two storey extensions to the side which are staggered in design.

3.4 The property is located in the Family Housing Protection Zone but it is not located within any conservation area or curtilage of a listed building.

Relevant Planning and Enforcement history

3.5 OLD/1982/1331 GTD 29/07/82 Erection of extension car garage, bedroom and living room to existing first floor flat

3.6 HGY/1989/0718 GTD 30/01/90 Conversion of existing garage and store at rear into self-contained bedsitter flat

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application and they provided the following responses:

1) LBH Transportation Team: *No objection*

5. LOCAL REPRESENTATIONS

5.1 The application has not been publicised to neighbouring properties as it was acknowledged in the very first instance that a refusal decision would follow and the applicant was provided the opportunity to not proceed further with the application as a result. Neighbouring properties would be afforded the opportunity to provide comment during any subsequent appeal process.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations 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 conservation area;
3. The impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants; and
5. Parking and highway safety

Principle of the development

6.1 Emerging Policy DM16 of the Development Management, Development Plan Document (pre-submission version Jan 2016) generally allows the conversion of large single family dwellings (over and above 120m^2 of original floor area and are more than two storeys) to self-contained flats provided the property is outside of the Family Housing Zone. Policy DM16 and Local Plan Policy SP2 seeks to ensure that an adequate mix of dwelling sizes is delivered within new developments while protecting existing family housing as it is recognised that a lack of family housing in Haringey as contributing to overcrowding.

6.2 The existing property is a mixed use building which has previously been converted to include self-contained residential flats. None of the existing flats are family sized units and no family sized units are proposed. There will be no change of use from commercial to residential.

6.3 The overall principle of the conversion is, therefore, considered acceptable as the proposal does not involve the loss of family units and the existing building is not likely to provide a quality standard of living for a family unit. The proposal is

therefore not contrary to Policy DM16 of the emerging Development Management, Development Plan Document and Policy SP2 of the Local Plan.

Affordable housing

6.4 The NPPF 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.

6.5 The NPPF states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. However, such policies should be sufficiently flexible to take account of changing market conditions over time (para. 50).

6.6 Similarly, The London Plan (2011), Policy 3.12 states that Boroughs should seek "the maximum reasonable amount of affordable housing...when negotiating on individual private residential and mixed-use schemes", having regard to their affordable housing targets, the need to encourage rather than restrain residential development and the individual circumstances including development viability". Local Plan Policy SP2 states that affordable housing shall be provided on-site subject to viability and schemes below the ten unit threshold are required to provide 20% affordable housing on site, based on habitable rooms, or provide financial contributions towards affordable housing provision subject to viability.

6.7 It is accepted that on sites of 1-9 net units it is not practical to provide affordable housing on site and therefore a financial contribution will be sought in this instance. The Council's Planning Obligations SPD (October 2014) sets out the rates for the provision of off-site financial contributions on sites of 1-9 net units which for the Woodside Ward is £336 per sq.m.

6.8 In the absence of a legal agreement securing a financial contribution in lieu of the provision of on-site affordable housing or viability assessment, the proposal is considered to be contrary to policy SP2 (Housing) of the London Borough of Haringey Local Plan: Strategic Policies March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan July 2011.

Character and appearance of the area

6.9 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version), London Plan Policies 7.4 and 7.6 Local Plan Policy SP11, states that extensions or alterations to buildings should be subordinate in scale to the original building, should respect its architectural character and should not dominate existing features important to the building.

6.10 The proposed roof alteration from hip-to-gable is not considered acceptable as it would significantly alter the character and appearance of the existing building. The existing building is a prominent corner location with a feature three-part hipped roof with entrance to the commercial unit from the corner elevation. Alteration of the roof would not relate to this corner feature and would result in a very disjointed and incongruous change to the building. Further to this, the existing two storey extensions to the building, which are staggered on the corner site, are hipped roof in design and the hip-to-gable alteration would be out of character with the existing building.

6.11 The prominent corner feature of the existing building is a characteristic of the subject terrace row with the other end-of-terrace retaining the corner element. It is acknowledged that the dwellinghouse located opposite the subject site has been altered from a hip roof design to a gable end. This roof alteration is not considered to provide precedent for the subject development as this property did not exhibit the same prominent corner feature and was likely undertaken through permitted development rights. Therefore, irrespective of the opposite property, the proposed roof alteration would have a detrimental impact on the character and appearance of the area.

6.12 There are a number of similar modest rear roof dormer roof extensions in the area and the principle of extending the roof by way of a small dormer window in the existing roof slope, therefore, is acceptable.

6.13 As such, the proposed hip-to-gable alteration element of the proposal would cause a detrimental impact on the character appearance of the existing building and the surrounding area. It would, therefore, be contrary to the above policies.

Impact on the amenity of adjoining occupiers

6.14 The London Plan 2015 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 and emerging Policy DM1 of the Development Management, Development Plan Document (January 2016 pre-submission version) also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

6.15 It is not considered likely that the proposed roof alteration, roof extension, or conversion of the existing flat into two units would have any detrimental impacts on the residential amenity of any neighbouring properties as such the proposal is considered to be in accordance with the above policies.

Living conditions for future occupants

6.16 London Plan Policy 3.5 has minimum floor space 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 floor space 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 and emerging Development Management, Development Plan Document policy DM12.

6.17 The amended proposal would comprise two one bedroom self-contained flats at first floor and loft accommodation. Both proposed self-contained flats would be just shy of the minimum standards set in the London Plan and no external amenity space has been proposed. Flat A is 48m^2 for a one bedroom, two person and single storey unit which would be expected to provide 50m^2. Flat B is a one bedroom, two person and two storey unit which would require 61m^2 in floor area. Without excluding any floor space where the minimum floor-ceiling height is not met, the total GIA is 61.5m^2. Therefore, if only loft area with the appropriate floor-ceiling height is included then the proposed unit is not likely to meet the standards.

6.18 It is considered that the proposed accommodation does not provide a high quality standard of living as floor area is just below the minimum requirements and no amenity space has been proposed. Although the units proposed do provide acceptable outlook, living space and general layout. Amendments could have been sought (if the roof works weren't minded for refusal) to improve the standard of living to achieve compliance with the above policies.

Parking and highway safety

6.19 Local Plan (2015) 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.

6.20 The Council's Transportation Team has been consulted and advises that due to the high level of public transport access (PTAL rate of 6), likely use of sustainable transport modes, and lack of on-street parking pressure there is not likely to be any significant negative impacts on the surrounding highway network. Therefore, there is no objection to the proposed development in relation to parking and highway safety.

Conclusions

6.21 The proposed development would not provide a satisfactory standard of accommodation for future occupiers and the proposed extensions would have an adverse impact on the surrounding area due to overdevelopment of the existing building.

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

7. CIL APPLICABLE

7.1 The proposal would be liable for CIL, however the application is refused so no liability will be issued.

8. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2016/0291

Applicant's drawing No.(s) 1594 - PL - 1 - 100, 200, 201, 900

For the following reason(s)

The proposed hip-to-gable roof alteration element would detract from the architectural appearance of the subject site frontage by way of a large and incongruous bulk and would adversely affect the visual amenity of the locality and existing building contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policies 7.4 and 7.6 of the London Plan 2011 and emerging Policy DM11 of the Development Management, Development Plan Document (pre-submission version Jan 2016).

The proposed development in the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu the proposal is contrary to policy SP2 'Housing' of the Local Plan March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan July 2011.