LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2300 **Ward:** Noel Park

Date received: 13/07/2016

Last amended date: 02/09/2016

Drawing number of plans: 01, 02 received 02/09/2016,

Address: 12 Coleraine Road N8 0QL

Proposal: Conversion of single family dwelling to create two self-contained flats

Applicant: Mr Jahangir Shahnawaz

Ownership: Private

Officer contact: Neil Collins

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION with conditions:

Conditions:
1) Development begun no later than three years from date of decision
2) In accordance with revised plans
3) Materials to match existing building
4) Cycle storage facilities
5) Refuse and recycling storage facilities

Informatives:
1) Land ownership
2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This application seeks permission for:

- Conversion of the building into two self-contained units; 1 x 2 bed and 1 x 3 bed flat with associated refuse and cycle storage facilities

3.2 The application has been amended in the following ways:
- To alter the layout of the ground floor unit to accomodate a third bedroom in order to achieve a family sized unit;
- To include cycle and refuse storage facilities

Site and Surroundings

3.4 The application site is located on the northern side of Coleraine Road and accommodates a two-storey terraced building. The building is currently in use as a single family dwelling following de-conversion from two flats.

3.5 The site is neither located within any designated conservation area, nor is the building statutorily listed. The site is not located within any Restricted Conversion Area, as defined by the Local Plan Proposals Map, although it is within a Family Housing Zone, as defined within the emerging Development Plan.

Relevant Planning and Enforcement history

3.6 No relevant planning history

4 CONSULTATION RESPONSE

4.1 The following were consulted regarding the application and the following responses were received:

Internal:

1) LHB Housing Renewal Service Manager – no response

2) LBH Cleansing: No objection subject to provision of refuse and recycling storage

3) LBH Transport – No objection in principle. Car-free development not required as the proposal would not constitute a significant additional impact upon the transport network.

External:

4) Thames Water: No objection

5) London Fire Brigade – no objection

5 LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 11 letters to neighbouring properties.

5.2 The number of representations received in response to notification and publicity of the application were as follows:

No of individual responses: 0
Objecting: 0
Supporting: 0

5.3 The following local groups/societies made representations:

- None

5.4 The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Impact of the proposed development on the character and appearance of the host building and wider area
3. The impact on the amenity of adjoining occupiers
4. Living conditions for future occupants; and
5. Parking and highway impacts.

Principle of development

6.1 The London Plan 2015 comprises policies that seek to achieve a range of housing in London. Haringey Local Plan policy SP2 states that the Council will seek to ensure a mix of dwelling sizes arising from development and recognises that there is a lack of family sized housing in the Borough.

6.2 The London Plan 2015 contains policies which seek to achieve a range of housing in London. Haringey Local Plan policy SP2 states that the Council will seek to ensure a mix of dwelling sizes arising from development and recognises that there is a lack of family sized housing in the Borough.

3.1 Saved policy HSG11 does not specifically refer to conversions of dwellings outside of 'restricted conversion zones', other than in point J, which states that conversions are unsuitable in streets that have 20% or more conversions already. Emerging Policy DM16 of the Development Management, Development Plan Document (2015) 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.

3.2 The proposal would retain of a family sized unit following revision of the plans to increase the number of bedrooms within the ground floor flat. The overall principle of the conversion is, therefore, considered acceptable as the host building is an appropriate size (in excess of 120 sqm) in accordance with Policy DM16 of the emerging Development Management, Development Plan Document and Policy SP2 of the Local Plan

Impact on character and appearance of the host building and wider area

6.4 London Plan Policies 7.4 and 7.6 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 reinforce this strategic approach.

6.5 SPG1a ‘Design guidance’ states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

6.6 The proposal would not involve any physical external alterations, other than to accommodate refuse storage facilities within the front garden are of the building. As

such, it is not considered that there would be any significant impact upon the street scene as a result of the proposal.

Impact on the amenity of adjoining occupiers

6.8 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 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.

6.9 The application does not proposed any external alterations that would have any impact upon neighbouring occupants.

Living conditions for future occupants

6.10 London Plan Policy 3.5 seeks to ensure that housing developments achieve a suitable standard of living conditions for future occupants. This includes the general layout, outlook, light, minimum internal floor areas, external amenity space, refuse and recycling storage and cycle storage facilities. The emphasis on securing high quality housing across London is reflected in Haringey Local Plan Policies SP2 and SP11.

Layout / Internal floor areas / Outlook / Light

6.11 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 and includes baseline standards for the quality of new residential development.

6.12 The proposal comprises 1 x 3 bedroom (4 person) unit and 1 x 2 bedroom (3 person) unit. The proposed Gross Internal Area of each unit (according to the submitted plans) is compared in the table below against the London Plan minimum standards.

	Required GIA	Provision GIA
2b 3p flat	61	76.1
3b 4p flat	74	62

6.13 Taking into account the above calculations, there would be a very minor shortfall in floor space for the larger unit, which is considered to be negligible. The upper floor unit would provide in excess of the required floor space. It is considered that the units are well arranged on plan, would be well-lit and provide a good standard of outlook for occupants. The proposal is therefore considered to provide a good standard of living space, in accordance with Haringey Local Plan Policies SP2 and SP11, London Plan Policy 3.5 and the Mayor's Housing SPG.

Refuse and recycling storage facilities

6.13 The plans have been revised to include storage facilities for refuse and recycling at the front of the building. They would be suitably located for street side collection and the size meets the Council's adopted standards for each unit. As such, the

proposal is considered to be acceptable in terms of refuse and recycling storage, subject to a condition requiring its provision prior to first occupation of the units.

Transport and Parking

6.14 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.

6.15 The Council's Transportation Team has been consulted and have advised that the proposed conversion would likely lead to a small amount of additional parking demand. However, the building is not located within an area of high parking stress and, as such, the Transport Officer advises that the proposal is not expected to create any material impacts on the adjoining road network and is acceptable in transport terms.

Cycle storage facilities

6.16 The proposed units would generate the requirement for 3 cycle storage spaces and the submitted plans indicate that this could be accommodated within the front garden. It is considered that the proposed arrangement would be acceptable and would meet the requirements of London Plan policy. It is considered that a condition should be attached requiring that the cycle storage facilities are provided prior to first occupation of the units and permanently retained thereafter.

Conclusions

6.21 The proposal is considered to be acceptable in principle and would be appropriate in terms of the impact of the development upon the appearance of the host building and trees within the vicinity. The standard of living accommodation would meet London Plan standards and the residential amenity of existing neighbouring occupants would be protected.

6.22 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

7.1 Taking into account that no additional floor space is proposal, the proposal is no liable for a CIL payment.

8. RECOMMENDATION

8.1 GRANT permission with conditions

Registered No. HGY/2016/2300

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 approved plans comprise drawing nos: 01, 02 received 02/09/2016. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Cycle parking facilities for 3 cycles, shall be provided prior to first occupation of the dwelling, hereby approved and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.

4. Refuse and recycling storage facilities shall be provided prior to first occupation of the dwellings, hereby approved, and shall be permanently retained thereafter to the satisfaction of the Local Planning Authority.

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 2015.

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: 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.