REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1560 **Ward:** Tottenham Hale

Date received: 11/05/2016

Drawing number of plans: 20151152-PL01 to 20151152-PL11

Address: 14 Poynton Road N17 9SL

Proposal: Demolition of existing garage and erection of a one bedroom dwellinghouse; the erection of a dormer on the existing property to the west of the new dwelling alongside a single storey and first floor extension.

Applicant: Mr Jeremy Clarke Sinclair Investments

Ownership: Private

Officer contact: David Farndon

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1) The proposed new dwellinghouse, by reason of the inadequate size of the internal floorspace area, provides a sub-standard quality of accommodation, contrary to policy 3.5 contained within the minor alterations to the London Plan 2015.

2) The proposed new dwellinghouse, by reason of its irregular and narrow shape, alongside its poorly functioning internal arrangement, will provide a sub-standard quality of accommodation, contrary to policy 3.5 contained within the minor alterations to the London Plan 2015.

3) The proposed dwellinghouse by reason of its design and proportions, will be incongruous and detrimental to the character and appearance of neighbouring properties and the street scene and will not be sympathetic to the spatial rhythm of the neighbouring plots, contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

4) The proposed dormers, by reason of their inappropriate scale and excessive width, provide an overdominant and incongruous addition to the new build, existing building and street scene. detrimental to the character and appearance of the area and contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

5) The proposed dwellinghouse, alongside the new single storey and first floor rear extensions on the building to the west of the new dwellinghouse, and excessively

sized dormers, constitute overdevelopment of the site, detrimental to the character and appearance of the existing building, terrace and wider area, contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

6) The proposed new dwellinghouse by reason of its proximity to the rear elevation of the adjacent properties to the east on Wycombe Road, will have an overbearing impact, and be detrimental to the outlook and amenity of, neighbouring occupiers, contrary to policies 7.6 of the London Plan 2015, Saved Policies UD3 of the Haringey Unitary Development Plan 2006, and draft policies DM1 and 12 policies of the Haringey Development Management DPD.

7) The lack of refuse storage provision for the proposed dwellinghouse may result in the inadequate storage of refuse, detrimental to the amenity of host and neighbouring occupiers, contrary to policies 7.6 of the London Plan 2015, Saved Policies UD3 of the Haringey Unitary Development Plan 2006, and draft policies DM1 and 12 policies of the Haringey Development Management DPD.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the demolition of existing garage and erection of a one bedroom dwellinghouse. The application will also see the erection of a dormer on the existing property to the west of the new build, as well as a single storey and first floor extension.

Site and Surroundings

3.2 A garage located at the eastern end of two dwelling terraced row on the northern side of Poynton Road. The area is primarily residential in character, and the building is not listed or within a conservation area.

Relevant Planning and Enforcement history

3.3 PRE/2015/0400 PASENT 29-01-16 Two storey rear extension and two story side extension with a part mansard loft conversion making the existing house from a two bed to three bedroom house with study and the side of the house to create a one bedroom single person studio house

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Waste management comments: no objection to application.

Transport Department comments:

The application site is located within the Tottenham Hale Event Day controlled parking zone, operating Monday to Friday 5:00pm-8:30pm and Saturday/Sunday & Bank Holidays noon-8:00pm. The site has a medium PTAL level of 3. Lansdowne Road is within reasonable walking distance of the site and is served by the 318, 341 and 476 bus routes running with a two way frequency of 33 buses per hour, providing

links to Bruce Grove rail and Seven Sisters underground/rail stations. It is therefore considered that the majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site.

It has been noted that the proposal does not include the any on-site parking provision. We would expect each unit to generate a maximum parking demand of approximately 1 parking space each. As this site has not been identified within the Council's Adopted UDP (2013) as that renowned to have high car parking pressure, we would expect this small increase in parking demand to be catered for on-street.

It has been noted that the application makes provision for 2 cycle spaces for each unit, these will need to be covered and secure in order to meet Haringey Council standards. It has also been noted that as a direct result of the proposal the existing crossover will be rendered redundant. Therefore, the closure of the existing crossover and re-instatement of the footway will be required as part of the development.

It is considered that the proposed development would not have a significant adverse impact on the existing generated car trips or car parking demand at this location.

Therefore, there are no objections to this application on highway and transportation grounds subject to the imposition of the following condition:

Prior to the first occupation of the development hereby permitted, the crossover onto Poynton Road now rendered redundant shall be removed and the footway shall be re-instated. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Reason: In the interests of highway safety and to maintain pedestrian amenity.

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.

5. LOCAL REPRESENTATIONS

No objections received

4 MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Quality of proposed accommodation
2. Transport issues
3. The impact of the proposed development on the character and appearance of the street scene and area;
4. The impact on the amenity of adjoining occupiers.

Quality of proposed residential accommodation

4.2 Policy DM12 of Haringey Council's Development Management DPD, states that all new housing must be of a high quality. The minor amendments to the London Plan

('intend to publish'), which were accepted by the London Assembly on 10 February 2016 (and have now been published online), includes Policy 3.5 Housing Standards which states that housing developments must be of a high-quality internally and externally. Table 3 appended to this policy states that a one bedroom property over two storeys is required to be 58m^2 in area. Given the constrained nature of the site, the building has been constructed to contain three storeys. However, its floorspace is still only 56.98m^2, thus demonstrating the poor standard of accommodation proposed.

4.3 It is also noted the functionality of this inadequately sized unit is impeded by the spiral staircase located centrally within the unit, as well as the irregular 'wedge' shape of the unit which results in the internal rear width rear of the property being 1.63m.

4.4 Whilst not subject to the assessment of these proposals, the unusual internal layout of the existing properties on site does also raise concerns that this proposal, along with the two terraced houses, will see the future conversion of the terraced row into one unit. This would be an inappropriate arrangement.

Transport issues

4.5 The application site is located within the Tottenham Hale Event Day controlled parking zone, operating Monday to Friday 5:00pm-8:30pm and Saturday/Sunday & Bank Holidays noon-8:00pm. The site has a medium PTAL level of 3. Lansdowne Road is within reasonable walking distance of the site and is served by the 318, 341 and 476 bus routes running with a two way frequency of 33 buses per hour, providing links to Bruce Grove rail and Seven Sisters underground/rail stations. It is therefore considered that the majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site Haringey's Transport department raised no objection to the application.

Design and appearance

4.6 Local Plan Policy SP11 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. 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 which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality, with draft policy DM 12 'Housing Design and Quality' stating that new housing should be of a high quality.

4.7 The unit is squeezed onto the site creating an external rear width of 1.85m. This results in the property having an unattractive proportion that does not relate to the existing properties, detrimental to the spatial rhythm of the neighbouring plots. The lack of any conformity in the proposed design to the form and character of the existing street scene results in the proposed dwellinghouse being detrimental to the visual amenity of the area.

4.8 The proposed dormer which will effectively extend for 6.27m in width on the existing building and a further 2.11m in width on the proposed dwelling is considered an overdominant and excessive element that lacks architectural merit. The pre-app in

2015 proposed a mansard roof. This was considered unacceptable as it would add 'significant bulk'. The dormers proposed here do not alleviate this concern.

4.9 The proposed first floor extension located central to the elevation of the existing building to the west of the proposed new dwellinghouse is not particularly attractive. However, it is considered to be sufficiently subordinate.

4.10 The new dwellinghouse, new single storey and first floor rear extensions on the dwelling to the west of the new dwellinghouse, and excessively sized dormer, together constitutes overdevelopment of the site, detrimental to the character and appearance of the existing building, terrace and wider area.

Impact on the amenity of adjoining occupiers

4.11 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, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours. Draft DM12 'Housing Design and Quality' also requires residential extensions to be of a high quality, taking account of the privacy and amenity of neighbouring uses.

4.12 The proposed new dwellinghouse will only be located approximately 7m away from the rear elevation of the adjacent properties to the east that adjoins Wycombe Road. Whilst it is noted that the proximity to the road (along Poynton Road) does enable the site to be more open in nature, this should nevertheless not dismiss the close proximity between properties. The pre-application response (which does not provide a formal decision on future planning applications) in 2015 (PRE/2015/0400) stated that this separation would replicate the relationship that currently exists on the western end of the terrace (i.e. between No.12 and Tilson Road). However, it is important to note that this is an *existing* relationship and that this does not set a precedent with regard to future developments, particularly with regard to the impact on the amenity of neighbouring residents. Thus, given this close proximity and the unacceptable relationship between the new dwellinghouse and the adjacent Wycombe Road properties, the proposal is considered to be detrimental to the outlook and amenity of neighbouring occupiers.

4.13 The proposed first floor extension is to be located central to the elevation of the existing building to the west of the proposed new dwellinghouse. It is not considered to have a substantial and harmful impact on amenity.

4.14 No provision has been made for refuse storage on site. This could result in the inappropriate storage of refuse, detrimental to the amenity of host and neighbouring occupiers.

Conclusions

The proposed new dwellinghouse, by reason of the inadequate size of the internal floorspace area, provides a sub-standard quality of accommodation, contrary to policy 3.5 contained within the minor alterations to the London Plan 2015.

The proposed new dwellinghouse, by reason of its irregular and narrow shape, alongside its poorly functioning internal arrangement, will provide a sub-standard quality of accommodation, contrary to policy 3.5 contained within the minor alterations to the London Plan 2015.

The proposed dwellinghouse by reason of its design and proportions, will be incongruous and detrimental to the character and appearance of neighbouring properties and the street scene and will not be sympathetic to the to the spatial rhythm of the neighbouring plots, contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

The proposed dormers, by reason of their inappropriate scale and excessive width, provide an overdominant and incongruous addition to the existing building and street scene. detrimental to the character and appearance of the area and contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

The proposed dwellinghouse, alongside the new single storey and first floor rear extensions on the building to the west of the new dwellinghouse, and excessively sized dormers, constitute overdevelopment of the site, detrimental to the character and appearance of the existing building, terrace and wider area, contrary to policies 7.4 and 7.6 of the London Plan 2015, policy SP11 of the Haringey Local Plan 2013, and draft policies DM1 and DM12 of Haringey's Development Management DPD.

The proposed new dwellinghouse by reason of its proximity to the rear elevation of the adjacent properties to the east on Wycombe Road, will have an overbearing impact, and be detrimental to the outlook and amenity of, neighbouring occupiers, contrary to policies 7.6 of the London Plan 2015, Saved Policies UD3 of the Haringey Unitary Development Plan 2006, and draft policies DM1 and 12 policies of the Haringey Development Management DPD.

1) The lack of refuse storage provision for the proposed dwellinghouse may result in the inadequate storage of refuse, detrimental to the amenity of host and neighbouring occupiers, contrary to policies 7.6 of the London Plan 2015, Saved Policies UD3 of the Haringey Unitary Development Plan 2006, and draft policies DM1 and 12 policies of the Haringey Development Management DPD.

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

10 CIL APPLICABLE

N/A as refusal

11 RECOMMENDATION

REFUSE PERMISSION – see 'Conclusions'

Registered No. HGY/2016/1560

Applicant’s drawing No(s): 20151152-PL01 to 20151152-PL11