LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2306 **Ward:** West Green

Date received: 16/06/2016

Drawing number of plans: 01, 02B, 03A and OS

Address: Rear of 470 West Green Road N15 3DA

Proposal: Retention of existing single-storey extension over original shop rear yard, and conversion of the extension and former shop storage room into a 1 bedroom flat

Applicant: Mr Huseyn Mehmet-Ali

Ownership: Private

Officer contact: Wendy Robinson

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the residential conversion of a property which was previously the storage area / office space for a West Green Rd frontage commercial property (retail and cafe/restaurant uses).

3.2 This application also includes the retention of an extension which enclosed the courtyard between the main West Green Rd building and the two storey rear extension development (1A Stanmore Rd).

Site and Surroundings

3.3 The subject site is a three storey building with commercial ground floor and residential above. The property has a two storey rear outrigger, two storey rear extension building (initially detached laundrette) and single storey connecting element. The subject development will encompass the ground floor area between the rear of the commercial unit and laundrette unit.

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/1982/1613 GTD 27/04/82 Erection of two storey extension at side and rear of shop
3.6 HGY/2003/0232 GTD 06/02/03 Change of use from retail to laundrette
3.7 HGY/2016/2100 PENDING 1A Stanmore Rd, N15 3PT Prior Approval for the change of use from laundrette to C3 (dwellinghouse)

4. CONSULTATION RESPONSE

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

Internal:

1) LBH Housing Renewal Service: *No response*
2) LBH Transportation Team: *No objection subject to cycle parking condition*
3) LBH Cleansing: *No response*

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 40 letters. No representations were received.

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 DM10 (Housing Supply) and DM11 (Housing Mix) of the Development Management, Development Plan Document (January 2016 pre-submission version), and Local Plan Policy SP2 seeks to ensure that an adequate mix of dwelling sizes is delivered within new developments and supports windfall residential development.

6.2 The existing use as separate storage/office space to the rear of a commercial unit does not include any employment and is not likely a space or unit which could be viable as a new self-contained commercial unit in the future. There is no principle objection to the unit being converted to a residential use in accordance with the above policies provided it meets the further material considerations.

Character and appearance of the area

6.3 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.

6.4 There are no external works proposed other than to remove the external roller shutter and window bars currently located over the entrance door and window which would be seen as an improvement to the visual amenity of the area. It would therefore comply with policies 7.4 and 7.6 of the London Plan, policy SP11 of the Haringey Local Plan and UD3 of the Saved Unitary Development Plan.

Impact on the amenity of adjoining occupiers

6.5 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.

6.6 The proposed development would have no material adverse impact on the amenity of the adjoining neighbours as such the proposal is considered to be in accordance with London Plan policy 7.6 and saved UDP policy UD3.

Living conditions for future occupants

6.7 London Plan 2015 Policy 3.5 ‘Quality and Design of Housing Developments’ requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor’s Housing Standards Minor Alterations to the London Plan March 2016. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11 and Emerging Policy DM12 of the Development Management, Development Plan Document (pre-submission version Jan 2016).

6.8 The proposal would develop 1 x 1 bed unit with an internal floor area of 51m^2. It is noted that the unit would be single aspect only and not include any private amenity space. The high levels of glazing and a rooflight addition (for the single storey element) afforded to the unit is considered to provide an adequate level of light to the unit to overcome the single aspect issue. The two person likely maximum occupancy plus the location of two public open spaces within 200m walk indicates that the lack of private amenity space is still considered acceptable. The proposed self-contained flat would meet the minimum standards set in the London Plan.

6.9 It is considered that the proposed accommodation provides suitable outlook, living space and general layout is compliant with the above policies and acceptable in this instance.

Parking and highway safety

6.10 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.

6.11 The Council's Transportation Team has been consulted and advises that the site is located on the south east corner of Stanmore Road at the junction with West Green Road. It has a PTAL value of 6 which is considered 'excellent' access to public transport services. Multiple bus services are available from West Green Road, Green Lanes and at Turnpike Lane Station, and Turnpike Lane underground station is a 7 minute walk away.

6.12 The site is within the Wood Green Outer CPZ which has operating hours of 0800 – 1830, Monday to Saturday. It is also within the West Green Road Restricted Conversion Area which is known to have high parking stresses.

6.13 The development needs to provide a single cycle parking space to accord with London Plan requirements. This can be covered by condition for approval prior to commencement. Given the excellent PTAL and location within the Wood Green CPZ, and proximity to shops and services along Green Lanes and near Turnpike Lane station, it is reasonable to assume that occupiers of the development will generally use public transport and there will be either no or very negligible car parking demand arising from the proposal.

6.14 Subject to satisfactory cycle parking arrangements, Transportation does not object to this application.

Conclusions

6.15 The proposed development would provide a satisfactory standard of accommodation for future occupiers and would not have an adverse impact on the surrounding highway network or significant increase on car parking demand in this location.

6.16 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 The increase in internal floor area would not exceed 100m^2 and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/2306

Applicant’s drawing No.(s) 01, 02B, 03A and OS

Subject to the following condition(s)

Conditions:

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, 02B, 03A and OS. 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. The development shall not be occupied until details of the type and location of secure and covered cycle parking facilities for 1 cycle have been submitted to and approved in writing by the Local Planning Authority and installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2013.

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.

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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of

the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

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 3472) to arrange for the allocation of a suitable address.