LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2159 **Ward:** Tottenham Hale

Date received: 28/06/2016

Drawing number of plans: 0101; 0102; 0103; 0104 Rev B; 0105 Rev B.

Address: 55A Scales Road N17 9HD

Proposal: Demolition of a single storey residential unit and the erection of a two storey residential unit on the existing footprint

Applicant: Ruhel Ahmed RAA

Ownership: Private

Officer contact: David Farndon

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1) The proposed two storey dwelling, by reason of the inadequate size of the internal floorspace area and the restrictive internal width of the building, would provide a sub-standard level of accommodation, detrimental to the amenity of host occupiers, and contrary to policy SP2 of Haringey Council's Local Plan 2013, draft policies DM12 and DM16 of Haringey Council's Development Management DPD, and policy 3.5 of the London Plan 2016 (Minor Alterations).

2) The proposed two storey dwelling by reason of its design and narrow elevations would be out of character with the terrace it adjoins and streetscene, thus detrimental to the visual amenity of the 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.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the demolition of a single storey residential unit and the erection of a two storey residential unit on the existing footprint

Site and Surroundings

3.2 An end of terrace site located on the northern side of Scales Road, on the western corner of the junction with Junction Road. The building to be replaced is a small, historic extension which is being used as a residential unit. 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 HGY/2003/1140 GTD 22-08-03 Erection of first floor side extension to create 1 x 1 bed house

HGY/2014/0374 REF 25-03-14 Erection of first floor side extension to alter property to 1 x 1 bed house

HGY/2015/0022 WDN 14-06-16 Demolition of the existing building to create a three storey house for 1-2 person(s)

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Waste management comments: no objection to application.
- London and Fire Emergency: no objection but recommends sprinkler use.

5. LOCAL REPRESENTATIONS

5.1 No objections received

6 MATERIAL PLANNING CONSIDERATIONS

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

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

Quality of proposed residential accommodation

6.2 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. As the size of the proposed unit is significantly below that required under this policy, given that it has a floorspace of 39m^2 (as opposed to the 41.5m^2 stated in the Design and Access Statement which appears to twice count the stairs), the proposed residential accommodation is considered sub-standard and therefore unacceptable.

6.3 The building is also narrow, having an internal width of 3.4m at its most generous (immediately inside the front entrance) and reducing to 2.54m internally at the rear of the kitchen, with the internal width at the rear of the WC being only 0.87m. This creates a tight internal layout which does not lend itself to a reasonable functioning area. Furthermore, it creates a sense of enclosure for those residing within the host property and thus results in a poor standard of accommodation.

6.4 It is noted that an application was approved in 2003 (HGY/2003/1140) for the erection of first floor side extension to create 1 x 1 bed house on this site. However, this is a historic approval which does not warrant the approval of an inadequate dwelling in this instance as assessed against current policy requirements. Furthermore, the approval of a poor standard of accommodation also does not set a precedent for future decisions. Thus, notwithstanding the concerns discussed below, the application is considered unacceptable in terms of the quality of residential accommodation provided.

Transport issues

6.5 Given that the proposal is for a one bedroom dwelling, with an existing if historic (without planning permission) unit on site, the proposed dwellinghouse will unlikely give rise to Transport issues.

Design and appearance

6.6 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.

6.7 The site is not in a conservation area and does not host a listed building.

6.8 The proposed building is located across the full width of the site upto the flank of the neighbouring building and the boundary to the east. The proposed building will reside within a site that is constrained given its width (being around 3.86m in width along the front elevation, 2.95m in width across the main section of the rear elevation, and only 1.15m in width at the rear of the WC element).

6.9 This results in the building having awkward proportions as it is significantly slimmer than the neighbouring properties within the terrace. Furthermore, the front elevation of the building is flat fronted and incongruous when viewing the terrace in which it resides. The run of properties to the west and east are characterised by three sided angle bay windows at ground floor level. The building is too narrow to incorporate such detailing, accentuating the fact that the building is of an inappropriately slim form that does not respect the architectural 'rhythm' of the street scene.

Impact on the amenity of adjoining occupiers

6.10 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.

6.11 Given that the building will be predominantly within the footprint of the adjoining property and is located on an end of terrace located, the proposed dwellinghouse will not impact on the amenity or privacy of neighbouring occupiers.

Conclusions

6.12 The proposed two storey dwelling, by reason of the inadequate size of the internal floorspace area and the restrictive internal width of the building, would provide a sub-standard level of accommodation, detrimental to the amenity of host occupiers, and contrary to policy SP2 of Haringey Council's Local Plan 2013, draft policies DM12 and DM16 of Haringey Council's Development Management DPD, and policy 3.5 of the London Plan 2016 (Minor Alterations).

6.13 2)The proposed two storey dwelling by reason of its design and narrow elevations would be out of character with the terrace it adjoins and streetscene, thus detrimental to the visual amenity of the 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

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

8. RECOMMENDATION

REFUSE PERMISSION – see 'Conclusions'

Registered No. HGY/2016/2159

Applicant's drawing No.(s) 0101; 0102; 0103; 0104 Rev B; 0105 Rev B.