LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2576 **Ward:** Bruce Grove

Date received: 29/07/2016

Drawing number of plans: MP.318b.PR.RA, MP.318b.PR.01.RA, FR.230.EX & FR.230.LP

Address: Flat B 318 Mount Pleasant Road N17 6HA

Proposal: Conversion of the first floor flat to provide an additional unit with associated rear dormer.

Applicant: Mr Yakov Levy

Ownership: Private

Site Visit Date:

Officer contact: David Farndon

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 self-contained flat to provide an addition unit. It is proposed to convert the existing the three bedroom flat including the loft space into one bedroom flat and a studio flat.

Site and Surroundings

3.2 The application site is a mid-terraced property located on the eastern side of Mount Pleasant Road. The building has been converted into two residential flats. The surrounding area is whole residential in character. The application building is not listed and is not within conservation area. The building is located within the Family Housing Protected Conservation Zone.

Relevant Planning and Enforcement history

- OLD/1973/0813 GTD 12-01-73 Conversion into 2 self-contained flats
- HGY/2015/0056 GTD 18-05-15 Erection of a rear roof extension
- HGY/2015/2551 REF 19-10-15 Erection of a rear roof extension
- HGY/2016/1276 REF 14-06016 Conversion of the first floor flat to provide an additional unit with associated rear dormer.

4. CONSULTATION RESPONSE

The following responses were received:

Internal:

1) LBH Waste Team: general comments provided – Appropriate size bins and storing facilities

External:

2) Fire Brigade: No objection, but suggested some informative with regards to sprinklers.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of letters. The one representation received from neighbours.

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Opportunistic developers destroying the neighbourhood by cramming rabbit-hutch sized flats into family homes. Objector's comments are noted.

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

6.1 Principle of the development

The provision of residential accommodation at first floor level within this property has ready been established in the previous consent. The principle of creating additional residential units continues to be supported and compliant with policy DM12 Council's emerging DPD and The London Plan Policy 3.5.

6.2 Character and appearance of the area

The proposed dormer is the sole addition to the building. Proposed dormer is considered to be modest in size and set in sufficiently from eaves and boundaries of the rear roof face. Subject to materials being in keeping with the existing building, the subordinated form of the dormer means that it is considered acceptable (it should also be noted that this dormer was approved under planning application reference HGY/2015/0056).

6.3 Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) 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 (2015) 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.

Rear dormers will be set in some 20m - 30m at its closest point with the rear boundary of Nos.22 – 26 Lordsmead Road. Furthermore, the dormers will face towards the rear garden of 22-26 Lordsmead Road at an oblique angle and there are mature trees in the rear garden of the adjoining site. Therefore, proposed dormer would not have no significant harm to amenities (privacy) afforded to occupiers of Lordsmead Road.

6.4 Living conditions for future occupants

Policy DM12 of Haringey Council's Development Management DPD, states that all new housing must be of a high quality. Policy 3.5 Housing Standards which states that housing developments must be of a high-quality internally and externally. This policy also includes Table 3.3 which sets out space standards for dwellings (the relevant standards are discussed below with regards to each of the proposed units).

The building is located within the Family Housing Protection Zone established under draft policy DM16 (Residential Conversions) of Haringey's Development Management DPD. However, given that the building has already been converted to provide a flat on the ground and first floor respectively, the further conversion of the building is considered acceptable in this instance.

However, the main concerns are with design and size of the proposed units.

Flat 2 (Studio flat) and Flat 3 (1Bed, 2 Person) provide approximately 35m^2 and 55m^2 Internal spaces respectively. The London Plan Policy 3.3 requirement for a studio flat with a shower room should provide a minimum floor area of 37m^2 and for one bedroom 2 persons is 58m^2. this means that both flats are severely under-providing the minimum space standard and would provide substandard accommodation for the occupants. Not only is a good size family dwelling being lost, but it is being replaced with units of sub-standard living space.

Deficiency in the internal floor spaces needs to be taken into consideration with the quality of the units design and layout. The layout to flat 3 (1 bed 2persons unit) results in the unit only being single aspect, with a large percentage of habitable room not receiving adequate daylight or enjoying some form of view or aspect. Baseline Standard 5.2.1 of the Housing

SPG states “that developments should avoid single aspect dwellings”. The layout with very limited access to aspect or views combined together the resulting dwellings would be substandard and does not provide high quality standard of residential accommodation.

This is reinforced by the Council’s emerging policy DM12 ‘Housing Design and Quality’ states at part (a) that all new housing and residential extensions must be of high quality, taking account of the privacy and amenity of neighbouring uses and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor’s Housing SPG. Whilst it is accepted that this emerging policy can only be given limited weight, the policy reinforces the guidance from the Mayor and demonstrates the direction of travel with regard to the Council’s Development Plan.

The Mayor’s Housing SPG 2016 states at paragraph 2.3.21 that London Plan Policy 3.5 ‘Quality and design of new housing developments’ specifically underscores the importance of dwelling space standards as a policy concern. The nationally described space standards, together with the other standards set out in the SPG are intended to ensure that all new homes are functional and fit for purpose and offer the potential to be occupied over time by households of all tenures. Policy 3.5 states that new dwellings may be acceptable if they are of exemplary design and contribute to wider development plan policy objectives. It is considered that the proposed flats would be substandard by way of insufficient internal floor space, being single aspect and that proposal would result in unduly cramped and poor living conditions for potential occupiers. The applicant has provided no evidence that the flats would be of exemplary quality (in any of the respects identified in the paragraph above) to such an extent that this would outweigh the harm identified above.

6.5 Parking and highway safety

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

The site has a PTAL rating of 3 and is within a 5 minute walk of the Tottenham High Road and Bruce Grove Station. It is considered that, subject to the appropriate level of cycling storage provision being provided within the property (secured by condition to any approval); the impact on the highways would be negligible.

6.6 Conclusions

- The proposed residential units on the first/loft floors (Flat 2 and Flat 3), by reason of their inadequate floorspace provided, would result in sub-standard and unsustainable level of residential accommodation to the detriment of the occupant, contrary to Policy SP2 of Haringey Council’s Local Plan 2013, emerging Policy DM12 of Haringey Council’s Development Management DPD, and Policy 3.5 of the London Plan 2016

- The proposed layout to Flat 3 results in the unit only being single aspect, a large percentage of habitable room no longer receiving adequate daylight or enjoying a reasonable level of view or aspect. The dwelling therefore provided by the development would be sub-standard and does not provide high quality standard of

residential accommodation, contrary to Policy SP2 of Haringey Council's Local Plan 2013, emerging Policy DM12 of Haringey Council's Development Management DPD, and Policy 3.5 of the London Plan 2016

7. CIL APPLICABLE

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

Registered No. HGY/2016/2576

Applicant's drawing No. (s) MP.318b.PR.RA, MP.318b.PR.01.RA, FR.230.EX & FR.230.LP

For the following reason(s)

The proposed residential units on the first/loft floors (Flat 2 and Flat 3), by reason of their inadequate floorspace provided, would result in sub-standard and unsustainable level of residential accommodation to the detriment of the occupant, contrary to Policy SP2 of Haringey Council's Local Plan 2013, emerging Policy DM12 of Haringey Council's Development Management DPD, and Policy 3.5 of the London Plan 2016.

The proposed layout to Flat 3 results in the unit only being single aspect, a large percentage of habitable room no longer receiving adequate daylight or enjoying a reasonable level of view or aspect. The dwelling therefore provided by the development would be sub-standard and does not provide high quality standard of residential accommodation, contrary to Policy SP2 of Haringey Council's Local Plan 2013, emerging Policy DM12 of Haringey Council's Development Management DPD, and Policy 3.5 of the London Plan 2016.