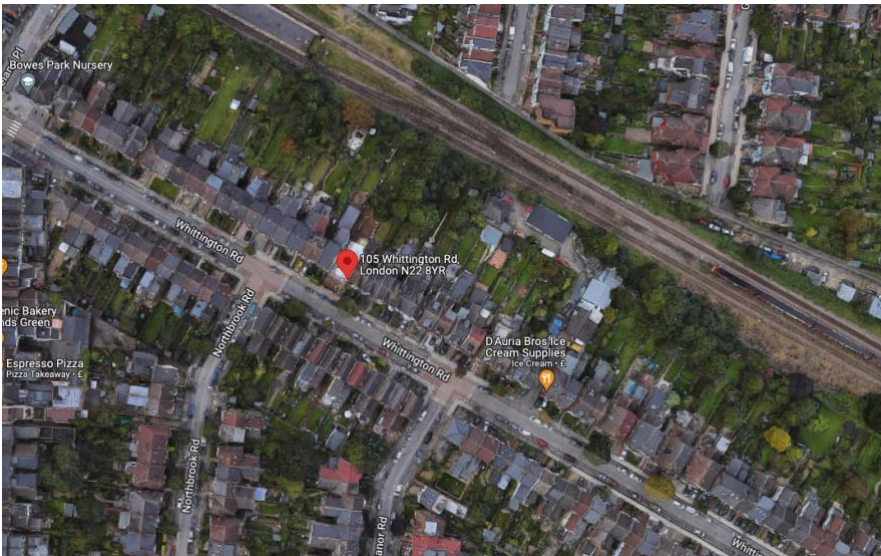




CONVERSION OF EXISTING
DWELLING TO 3 SELF
CONTAINED FLATS

105 Whittington Road, N22 8YR

PLANNING, DESIGN & ACCESS STATEMENT

PREPARED ON BEHALF OF MR & MRS BRAKIOVSKI



June 2022

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Introduction

This Planning Statement is submitted on behalf of Mr & Mrs Brakiovski in support of a full planning application of the refused scheme (HGY/2019/0335) for the conversion of a single dwelling into 3 residential units at 105 Whittington Road, London, N22 8YR

The planning application (HGY/2019/0335) for conversion of dwelling house to three self-contained flats, retention of outbuilding to be used as communal store/playroom was refused in July 2019 for the following reasons

1. The proposed flat conversion, by virtue of the upper floor flats failing to meet minimum London Plan floor space standards, and an insufficient proportion of the loft flat having floor-to-ceiling heights to meet London Plan standards, would provide a sub-standard form of accommodation for future occupants of the development, contrary to policy 3.5 of the London Plan 2016, policy SP2 of the Haringey Local Plan 2017 and policies DM12 and DM16 of the Haringey Development Management DPD 2017.

The proposal has been amended to provide 1x3 bed, 1x2 bed and 1 x studio bed. The floor space meet the Nationally described standards.

2. The proposed outbuilding, by virtue of its excessive footprint, scale, massing, solid materiality and design, is not subservient in appearance to the host building and out of keeping with its suburban rear garden setting, contrary to policies 7.4 and 7.6 of the London Plan 2016, policy SP11 of the Haringey Local Plan 2017 and policy DM1 of the Haringey Development Management DPD 2017.

The outbuilding is an existing structure and now benefits from extant planning permission resulting from a successful enforcement appeal. (A copy of the appeal decision accompanies this application).

3. The excessive bulk, scale, massing and siting of the outbuilding and inclusion of flank glazing would be visually overbearing in appearance and result in an unacceptable loss of privacy when viewed from the rear gardens and windows of neighbouring occupants. The proposal is therefore contrary to policy 7.6 of the London Plan 2016 and policy DM1 of the Haringey Development Management DPD 2017.

The outbuilding is an existing structure and now benefits from extant planning permission resulting from a successful enforcement appeal. (A copy of the appeal decision accompanies this application).

4. In the absence of a parking stress survey, officers cannot conclude that the proposed development would not result in an unacceptable impact on on-street parking conditions in the locality, contrary to policy SP7 of the Haringey Local Plan 2017 and policy DM16 of the Haringey Development Management DPD 2017.

A parking beat survey has been carried out and a copy of the report is submitted as part of this application.

This statement provides a detailed explanation of how this development has addressed the officers reasons for refusal of the development and also assesses the scheme against the relevant national and local planning policy and guidance.

This Statement should be read in conjunction with accompanying drawings and documents.

Site Plan	SLP-100
Existing & Proposed Ground Floor GA Plans	PL-100 Rev E
Existing & Proposed First and Loft Floor GA Plans	PL-101 Rev E
Parking Survey & Technical Note	
Enforcement Appeal Decision	

Site Description

The property is located on the northern side of Whittington Road. The property is a three storey end of terraced house single family dwelling. There is direct access to the property from the street including a side access to the rear garden. This side access to the garden will be utilised by the upper floor flats. The site slopes upwards considerably from the front of the property to the rear of the site.

The site is in Flood Zone 1, and according to the Environment Agency Flood map for planning (<https://flood-map-for-planning.service.gov.uk>), the land and property in flood zone 1 have a low probability of flooding (see appendix 1).

The site is not located within conservation area and does not fall within the curtilage of a listed building.

Surrounding Area

The site is located within an area that is predominantly residential, with different types of properties, some of which have been converted to flats.

Accessibility / Public Transport

The property has a PTAL rating of 4 (good) as detailed in the TFL WebCAT planning tool (see Appendix B), this rating shows that the property benefits from very good transport links by bus, rail and underground. The property is less than half a mile away from Bounds Green underground Station and the Bowes Park rail stations.

There are two parking spaces in the front of the property and parking is available on the road and near to the property. The road is within a car parking zone BG, with residents permit holders only between Monday – Friday 10am – noon.

Planning History

The Council's online planning application search facility reveals that there are three past applications pertaining to the Site.

Enforcement Appeal

Appeal A Ref: APP/Y5420/C/20/3250777

Appeal B Ref: APP/Y5420/C/20/3250779

The breach of planning control as alleged in the notice is without planning permission, the erection of a single storey rear garden outbuilding.

Appeal outcome – Planning Permission is granted

Summary of Decisions: The appeals are allowed and the enforcement notice is quashed.

Decision Date: 06 September 2021

Planning Appeal Ref: APP/Y5420/X/19/3226166 & APP/Y5420/X/19/3237406

Council Appeal Reference: HGY/2019/2296/A

Decision: Appeal Dismissed

Date: 10/02/2020

HGY/2019/2296 - Certificate of lawfulness: for the existing use of an outbuilding in the rear garden (Gym, Hobby and Storage room).

Decision: Refused

Date: 04/09/2019

HGY/2019/0335 - Conversion of dwelling house to three self-contained flats, retention of outbuilding to be used as communal store/playroom.

Decision: Refused

Date: 02/07/2019

HGY/2017/2488 – Certificate of lawful development for an outbuilding

Decision: Permission Required.

Date: 05/09/2017

HGY/2017/0795 – Part Single, Part two Storey Rear Extension.

Decision: Grant Permission

Decision date: 21/04/2017

Proposal

The application is for conversion of existing single dwelling to form three self-contained flats comprising 3 bed/ 5 persons flat on the ground floor, 2 bed/3 person flat on the first floor and 1 bed/1 person studio in the loft space and internal alteration to the outbuilding to accommodate cycle storage and ancillary space for occupiers.

The proposed conversion will retain a family accommodation and will lead to net increase in bedrooms and net gain of accommodation. The flats will be accessed via a shared entrance to the street, maintaining a single door to the street. The flats will have direct access to the gardens and additional storage/ play areas to the rear.

At the rear of the property, the outbuilding will be shared by the flats and will be used as for the storage of cycles and other ancillary uses such as playroom/ gym.

The proposal does not involve any external changes to the existing property.

PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the statutory development plan unless material considerations indicate otherwise

In this instance, the Development Plan consists of:

- The London Plan 2021
- Haringey Local Plan Strategic Policies 2013 (with alterations 2017)
- Haringey Development Management DPD (adopted July 2017) (DPD)

Consideration has also been given to the guidance contained within the National Planning Policy Framework (NPPF) Feb 2019 and National Planning Policy Guidance (NPPG), as well as the adopted Supplementary Planning Guidance (SPGs) and Documents (SPDs).

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was published in July 2018 and updated in February 2019. It is the document which sets out the Government's overarching planning policies for England and how these are expected to be applied.

National Planning Policy Guidance (NPPG)

The Government has published further advice on the implementation of national planning policies and statutory regulations in the form of online National Planning Practice Guidance (NPPG).

The London Plan (2021)

The London Plan provides overarching planning policy and guidance, which all London Boroughs should have regard to. The policies relevant to this application are:

- Policy H1 : Increasing housing supply
- Policy D1 : London's form, character and capacity for growth
- Policy D3 : Optimising site capacity through the design-led approach
- Policy D6 : Housing Quality and standards
- Policy 5.2 : Minimising carbon dioxide emissions
- Policy 5.3 : Sustainable design and construction
- Policy T5 : Cycling
- Policy T6 : Car Parking
- Policy T6.1 : Residential Parking

Haringey Local Plan Strategic Policies 2013 (with alterations 2017) (the Local Plan)

Policy 2 requires new housing to be designed having regard to the design and space standards set out in the Mayor of London's Housing SPG and the London Plan.

Haringey Development Management DPD (2017) (DPD)

Policy DM16 seeks to maintain a supply of larger family homes. Within the Family Housing Protection Zone, the conversion of larger homes will be required to meet a range of criteria, which includes that the gross internal floor space of the existing dwelling should exceed 120m². The proposed development will meet the minimum internal space standards, and provide satisfactory amenity and parking space amongst other things.

Policy DM16 also requires conversions to result in no net loss in the number of family sized units. The supporting text to Policy DM161 identifies a family home as being those with 3 or more bedrooms.

ASSESSMENT / JUSTIFICATION

Principle of development

The principle of development has been established by HGY/2019/0335, wherein the officer found that the principle of conversion complies with the Council's adopted policies.

Policies H1 and D3 of the London Plan seek to ensure housing need targets are met and Policy D3 advocates for a design-led approach and D3(D) states that development should be enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy DM16 Haringey Development Plan Document (2017) (DPD) seeks to maintain a supply of larger family homes. Within the Family Housing Protection Zone, the conversion of larger homes will be required to meet a range of criteria, which includes that the gross internal floor space of the existing dwelling should exceed 120m².

Policy DM16 (B) requires conversions to result in no net loss in the number of family sized units. The supporting text to Policy DM16 identifies a family home as being those with 3 or more bedrooms.

The property is currently spread over three floors and the gross internal floor space of the original dwelling exceeds 120m² and the property was recently extended.

The proposed conversion would include a 3-bedroomed flat set on the ground floor which would provide accommodation for 5 persons and as such qualifies as a family unit as described in policy DM16. The ground floor unit will have access to its own private amenity space and part of the existing outbuilding will be used for cycle storage and ancillary uses.

The proposed flat conversion has been sensitively designed to ensure that the family sized units on the ground floor have full access to the rear garden

The proposed development would not result in harm to the provision of family sized units within the borough and it would comply with Policy SP2 of the Haringey Local Plan Strategic Policies 2013 (the Local Plan) which requires new housing to be designed having regard to the design and space standards set out in the Mayor of London's Housing SPG and the London Plan.

Impact on Character of the Area

The changes to the property are internal only and there are no external alterations proposed, as such, the proposals would not result in any impact upon the character and appearance of the building itself or the local area. The proposal complies with policy DM16 A (e), it retains one single front door and will not detract from the appearance of the property or the street scene.

The assessment of the failed application in respect of design and appearance focused on the

retention of the outbuilding due to the ongoing enforcement at that time. The outbuilding now benefits from planning permission by virtue of a positive outcome at the enforcement appeal process.

The Inspector in assessing the appeal plans and documents for the outbuilding stated in Paragraph 12 that *“As described above, the outbuilding is relatively large. However, it is sited within an extensive rear garden and it would serve a substantial family home. It would be appropriate in terms of its scale. Crucially, the functional relationship between the outbuilding and the dwellinghouse would be maintained and the uses would remain subordinate to the primary residential use”*.

The outbuilding will be retained for use by the occupiers and the internal layout will be altered slightly to accommodate individual cycle storage for each flats.

The outbuilding will be retained as a subordinate use to future occupiers of the property.

In view of the above, the proposals would not result in any impact upon the character and appearance of the building itself or the local area.

Impact on living conditions for future occupiers

Accommodation

The proposed conversion accommodation has been amended in response to the reason of refusal. The proposal would meet the required minimum internal standards required by the Technical Housing Standards – Nationally described space standard.

Additional storage is provided in each of the units for storage and the bedroom sizes are as follows

Unit	Bedrooms/ Bedspaces	Internal Floorspace (sqm)	Minimum Requirement (sqm)	Complies
<u>Flat 1- Ground floor</u>	3b/5p	103..50	86.0	yes
Bed 1		15.03	11.5	yes
Bed 2		14.01	11.5	yes
<u>Bed 3</u>		8.35	7.5	yes
<u>Flat 2- First floor</u>	1b/2p	50.2	50.0	Yes
Bed 1		13.6	11.5	yes
<u>Flat 3- First /loft</u>	Studio	43.3	37	yes

The table above demonstrates that there would be a mix of housing types within the scheme, with the smallest unit for 1 person and a larger, family sized" unit capable of up to 5 occupiers. The proposal therefore provides for a mix of unit sizes in line with policy DM16 and DM11.

Stacking & Outlook

The layout of the property will ensure that the rooms between the three units are properly stacked, and sound insulation will be added to ensure that noise transmission between each flat is minimised.

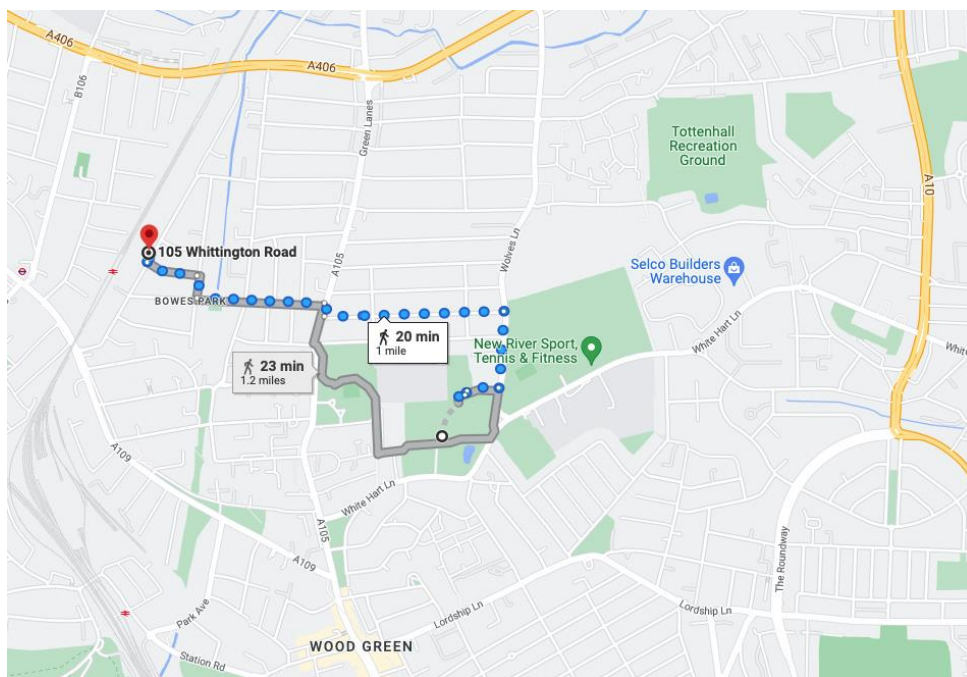
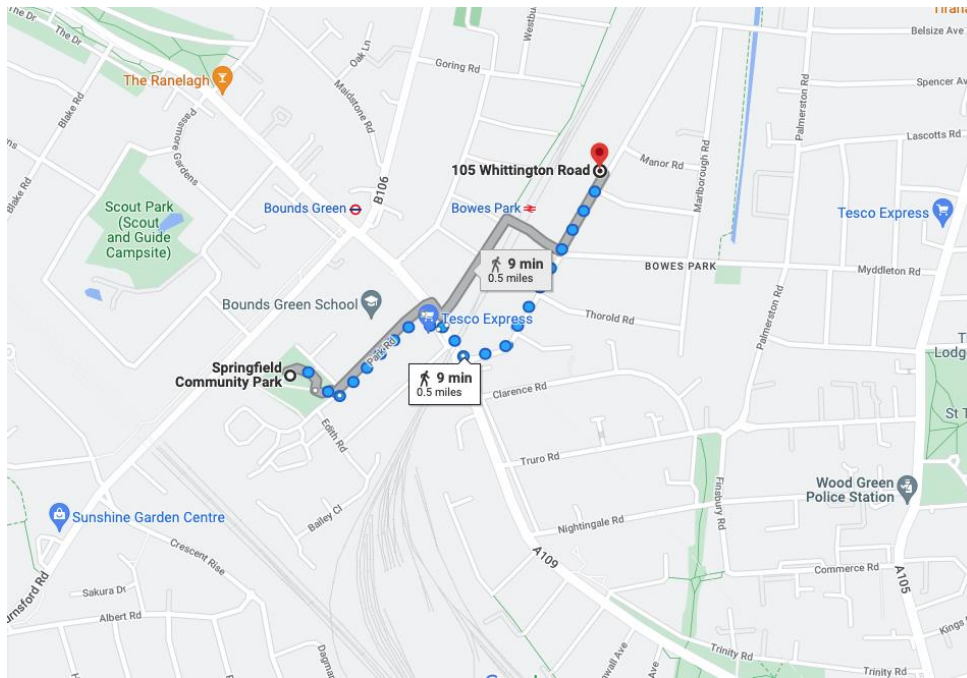
In addition, each flat has double aspects and ample light therefore, the resulting units will achieve an internal configuration that is practical and fit for purpose in line with policy DM16 A (d)

Accessibility

As the property is existing and not a new build, updating accessibility is more restrictive. The changes proposed to the external area is minimal and existing external access will remain unchanged. The changes to internal area will enable adequate and safe access to provided, including staircases to conform to all current building regulations for safety and usability.

Amenity Space provision:

The existing rear garden will be divided to provide amenity areas measuring 125sqm for the ground flat and 115sqm for the upper flats. The officer in assessing the previous submission had no objection to the proposed amenity space provision. The subdivision of the existing garden will provide good sized private amenity space for all the three flats and the property is also close to public open spaces. The property is approx. 0.5miles to the Springfield Community Park and the property is approx. 20 minutes' walk (1 mile) to New River Sport Tennis & Fitness Park and White Hart Lane Recreation Ground (see google map diagram below).



Extract from Google Map (above) shows the close proximity of the property to outdoor open spaces and indoor leisure facilities

Source: [Google Map 2022](#)

Parking & Cycle Provision

The parking requirement as set out in the London Plan for all developments in areas of good public transport accessibility (in all parts of London) should be significantly less than 1 space per unit.

Furthermore, Policy DM32 of the Haringey Development Management DPD (2017) is supportive of no on-site parking in area with PTAL 4 and above, and within a controlled parking zone (CPZ), or where a future CPZ will be operational before the occupation of the development.

This site is PTAL 4 and the proposed conversion of the single dwelling house to 3 flats with two(2) parking spaces complies with this policy stance.

DM16 (D) requires that all residential conversions should be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the need created by the proposal.

A Parking Stress Survey has been undertaken to assess whether the development would or would not severely impact the availability of on-street parking.

In addition, a trip generation assessment has been undertaken which demonstrates that the trip generation associated with the three proposed flats will not impact upon the local highway network.

The findings of the Parking Stress Survey carried out by Public Highway Ltd to support the application shows that the combined parking stress for the CPZ zone outside the subject property is 75.30% and the parking stress for the overall area covered by the survey combines to be 77.33%. Both figures are well within the 85% margin of the methodology and it is clear there is sufficient parking capacity.

Furthermore, the site has very good accessibility, and it is conveniently located for residents of the proposed scheme to take advantage of public transport facilities and local amenities, thereby providing a sustainable development which in general, discourages private vehicle use.

Secured cycle storage is provided in the outbuilding located in rear garden for 5 cycles. The provision complies with table 6.3 Cycle Parking minimum standards of the London Plan (2021) which requires cycle space requirement of 1 space per studio flat and 1 bedroom unit; and 2 spaces per all other dwellings. The rear garden area can be accessed directly from the side entrance at the side of the property which makes cycle storage space easily accessible.

In view of the above, with regards to transport matters and parking, it is considered that the proposals would accord with the requirements of policy and are acceptable in this regard it is considered that the proposals would accord with the Council's parking policy.

Refuse & Recycling

The property has a front garden area and the storage of waste bins will be to the front of the property like other properties in the surrounding area, this would not result in harm to the visual character of the area. Furthermore, the location of the bins to the front of the property is already the arrangement for the existing property. Therefore, the living

conditions of the future occupiers would not be harmed in terms of the storage of waste bins and cycles.

The proposed development will be of high quality and it would provide suitable living conditions for future occupiers of the development. Accordingly, the proposal complies with Policies SP2 of the Local Plan, DM12 and DM16 of the DPD and London Plan policies.

Impact on Adjoining Neighbour

DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

The proposal will not involve any external alterations and would not have an impact on the amenities of the adjoining occupiers. The existing building comprises of 4 double bedrooms capable of accommodating at least 8 persons. Although the proposed conversion will provide accommodation for 3 households, it will not lead to an increase in number of persons living at the property, therefore, the proposal will not lead to intensification of the use of the property as a residential unit.

Conclusion

The London Plan seeks to optimise land use, and it sets housing delivery targets that London Boroughs should aim to meet and exceed, the 2019- 2029 target for the Borough is 15,019 (1,502 per year), the current proposals would make a more efficient use of the site by providing a net gain of 2 no. residential unit. The property is in a good location, and it provides a mix of dwelling units.

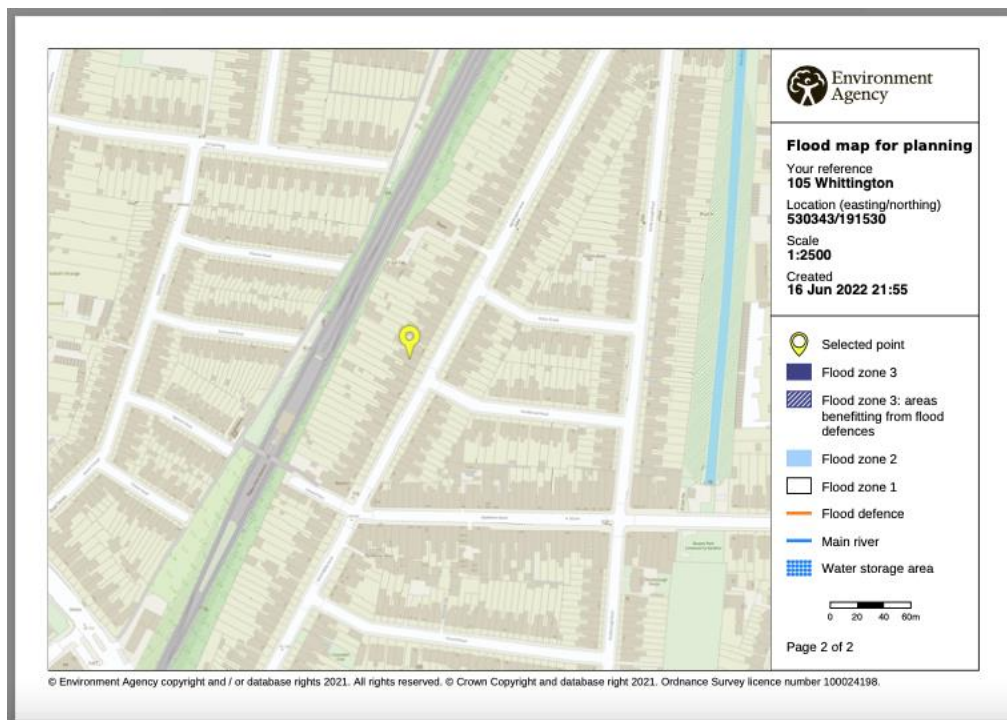
There will not be any visual impact to the surrounding area or streetscape as a result of the proposed development.

London Plan policies and local policies require that proposals comply with external and internal space standards and are also designed to be accessible, the proposed flat conversion would accord with the minimum internal space standards and amenity space standards.

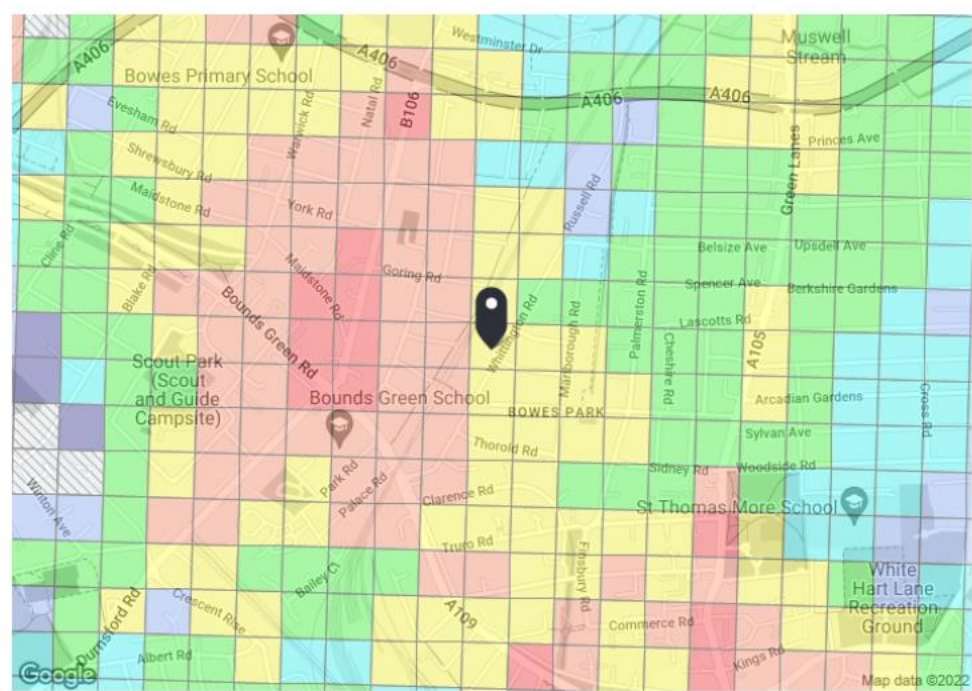
The proposed development would also provide adequate secure cycle storage and refuse/recycling facilities for the future occupiers of the residential accommodation in line with policy guidance and existing arrangements on the site.

Overall, the proposal comprises a sustainable form of development that will provide additional units of accommodation that will contribute to the wider housing provision for the London Borough of Haringey, whilst not resulting in any harmful impacts to the character of the area or adjoining neighbours.

Appendix 1: Flood Map



Appendix 2: PTAL Rating



PTAL output for Base Year
4

N22 8YR
Whittington Rd, London N22 8YR, UK
Easting: 530345, Northing: 191529

Grid Cell: 139703

Report generated: 16/06/2022

Map key- PTAL

0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

Map layers

PTAL (cell size: 100m)

Calculation Parameters

Day of Week	M-F
Time Period	AM Peak
Walk Speed	4.8 lph
Bus Node Max. Walk Access Time (mins)	8
Bus ReliabilityFactor	2.0
LU Station Max. Walk Access Time (mins)	12
LU ReliabilityFactor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail ReliabilityFactor	0.75