

Officer's Report

Application Number	HGY/2022/3922
Type	Full planning permission
Location	207-209 Shop, Langham Road, Tottenham, London, N15 3LH
Proposal	Partial demolition of existing extension and erection of a new ground floor rear extension to allow for the expansion of a studio flat into a two bedroom flat.
Case Officer	Zara Seelig
Valid Date	31/10/2022
Applicant	Mr Shimshi Weiss
Agent	Mr - Stern

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION with conditions

Conditions:

- 1) Time limit
- 2) Approved Drawings
- 3) Materials to match
- 4) Flat roof not to be used as a roof terrace

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Partial demolition of existing extension and new Ground floor rear extension to allow for the conversion of a studio flat to a 2B2P flat.

Site and Surroundings

The application sites are located on the west side of Langham Road and comprises two mid terrace building with commercial units and a rear studio flat on ground floor as well as a residential unit on the upper floor level of both nos. 207 and 209. Woodgreen Town Centre boundary is situated approximately 50 metres to the north west of the site. The subject property is not a listed building or situated within any designated area.

Relevant Planning and Enforcement history

207 Langham Road:

HGY/1993/0775: Erection of 1 metre wall to front of building– Granted permission

HGY/2014/1557: Conversion of rear of ground floor to a studio flat and demolition of a single storey rear store to provide rear garden – Granted permission

HGY/2015/2111: Conversion of ground floor shop unit into self-contained studio flat – Refused permission

209 Langham Road:

None relevant

207/209 Langham Road:

PRE/2022/0187: Change of use from a 1 bed flat to 3 bed flat: This was considered unacceptable due to a lack of amenity space, a contrived layout and lack of windows resulting in limited daylight within the unit.

LOCAL REPRESENTATIONS

The application has been publicised by way of 36 letters sent to neighbouring properties. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character;
2. The impact on the amenity of adjoining occupiers;
3. Living conditions for future occupants;
4. Parking and highway safety; and
5. Waste and recycling.

Design and character

DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) 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 (2021) Policies 7.4 and 7.6.

The proposed rear extension would be of a similar depth to the rear building lines of neighbouring property no's 211 and 213. There is an existing rear extension that covers the majority of the site in built form, the proposal would result in a subservient addition with materials to match and is considered acceptable in terms of design and an improvement on the existing situation.

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. 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 Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.

The proposal will reduce the built form on the site compared to the existing. The proposal would result in a reduction in depth of built form along the shared boundary with no. 15 Crescent Road and so there would be no more of an impact compared to the existing situation. The proposed rear extension would be in line with the building line of adjacent neighbouring property no's 211 and 213, in addition to the single storey nature of the development, there is not considered to be an adverse impact caused to the amenities of these properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

Living conditions for future occupants

Policy D6 of the London Plan 2021 requires proposed residential developments to meet minimum floor space sizes and standards, and have regard to the housing design standards set out in the Mayor's London Housing SPG. Policy SP2 of the Haringey Local Plan 2017 and policy DM12 of the Haringey Development Management DPD 2017 reiterate these requirements. The proposal would increase the existing studio unit in size to be a 2 bed 4 person unit.

The proposed would meet the minimum floorspace standards of the London Plan for a 2-bed 4-person unit with 60m² of amenity space to be provided. Taking the above into consideration, the proposal would provide an acceptable form of accommodation for future occupants of the development and is an improvement on the existing living conditions of the studio flat.

Parking and highway safety

Local Plan (2017) 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. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

The proposal does not include the provision of any off road parking spaces, however, the site is located within an area with a PTAL of 6a and is well served by public transport. 2/3 cycle parking spaces would be provided within a store to the rear of the site. The proposal would be considered acceptable in transport terms.

Waste and recycling

London Plan policy 5.16 indicates the Mayor is committed to reducing waste and facilitating a step change in the way waste is managed. Local Plan policy SP6 Waste and Recycling and DPD policy DM4 requires proposals to make adequate provision for waste and recycling storage and collection.

The proposal seeks to provide waste and recycling storage to the front of the site with 3 bins being shown on the plans submitted. There are currently 3 residential units over the two sites, the proposal consists of 3 residential units. There is no increase in the number of units, just the size of the studio increasing to a 2 bed unit. This arrangement provides adequate provision for waste and recycling storage for future occupants of the development.

Conclusions

The proposal would provide an acceptable form of accommodation for future occupants.

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

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.

RECOMMENDATION

GRANT PERMISSION with conditions.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

Informatives:

- 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: 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: 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.