



DDI (London): 0207 692 0643
DDI (Bedford): 01234 834548

E: allen@smplanning.com
W: www.smplanning.com

London Office:
80-83 Long Lane
London, EC1A 9ET

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Via planning portal only

Dear Sir/Madam

RE: FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

119 HIGH ROAD, LONDON, N22 6BB

REAR EXTENSION AND ASSOCIATED ALTERATIONS FOR THE CHANGE OF USE FROM ANCILLARY RETAIL STORAGE (USE CLASS E) TO PROVIDE TWO SELF-CONTAINED RESIDENTIAL FLATS (USE CLASS C3).

Please accept this covering letter as an accompaniment to this planning application for the proposed development at 119 High Road, London, N22 6BB ('the site'). This letter provides a summary of the site and the proposed development.

Please also find also enclosed a completed application form, site location plan and a full set of existing and proposed plans.

The site

The application site lies on the southwest side of High Road and comprises a three storey, mid terrace property that has an existing retail unit on the ground floor with associated storage on the first and second floors.

The site lies along a primary frontage within a growth area, primary shopping centre and district centre. This widely relates to the ground floor uses as the immediate area comprises of ground floor commercial uses with residential flats on upper floors.

The site lies within a public transport accessibility level of 6a and lies within flood zone 1 and therefore has a low probability of flooding.

Planning history

Planning permission was refused (ref: HGY/2020/2371) on 27 November 2020 for the change of use of upper floors from ancillary retail storage to a 5-bed HMO, and the erection of rear dormer. The application was refused due to insufficient floorspace and the absence of a car free s106 legal agreement.

The proposal

The proposed development in this instance seeks full planning permission for the erection of a rear extension at first floor level to provide habitable space for two new residential dwellings which would result from the change of use of the existing ancillary storage space on the first and second floors. The ground floor retail unit will be retained and separate access for the residential uses will be created to the rear. Access to the retail unit would be unchanged.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land) and Section 12 (achieving well designed places).

Local Planning Policy

The adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021) (LP), Strategic Policies (2013) (SP), and the Development Management DPD (2017) (DM). The Council are currently preparing a new Local Plan to replace the Strategic Policies and Development Management DPD, however, this is at an early stage of preparation and can currently only be given limited weight.

London Plan (2021)

- Policy D4: Delivering Good Design
- Policy D6: Housing Quality and Standards
- Policy D12: Fire Safety
- Policy H1: Increasing Housing Supply
- Policy T6: Car Parking
- Policy T6.1: Residential Parking

Haringey Strategic Policies (2013)

- Policy SP2: Housing

- Policy SP6: Waste and Recycling
- Policy SP7: Transport
- Policy SP11: Design

Haringey Development Management DPD (2017)

- Policy DM1: Delivering High Quality Design
- Policy DM10: Housing Supply
- Policy DM12: Housing Design Quality
- Policy DM32: Parking

Planning Assessment

Loss of ancillary storage

The existing site is comprised of a retail unit at ground floor whilst the first and second floors are used as ancillary storage for the associated store. Stock is now stored off site and the upper floors are therefore redundant. The proposed development would not result in the loss of any useable business floorspace and would not therefore affect the viability or operation of the ground floor unit.

Principle of development

Policy SP2 aims to supply additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum). The proposed development would contribute to the demand of housing within the borough. The proposed development is suitable within its location as the immediate area comprises of mostly retail ground floor uses with residential flats on upper floors. The site lies within a PTAL rating of 6a and has access to a wide variety of amenities. The development is therefore located in an inherently sustainable location.

Design and character impact

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DMP both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out design standards that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

By virtue of its isolated location, the proposed extension will not be particularly visible in the public domain and therefore its impact will be limited on the wider setting of the surrounding area. In any case, the proposed extension would retain the visible proportions of the rear elevation and the additional depth would not be perceptible from any significant or important vantage points by virtue of the surrounding form of built development.

The local context has a varied scale and massing which ensures the extension would not be overly prominent within the surrounding area. For these reasons, the proposed development would have little to no impact on the character and appearance of the area and the provision of self-contained residential accommodation would far outweigh any harm that might otherwise be identified.

Amenity Impact

Policy DM1 of the local plan requires development to be of a high amenity standard in terms of privacy, sunlight/daylight and overlooking.

By virtue of the scale, massing and location of the proposed extension it is considered that there will be little to no amenity impact on neighbouring occupiers. The extension would match the height of the existing rear and with a lack of habitable windows in the surrounding area, sunlight daylight and privacy levels would remain unaffected. The additional depth would be no worse than the existing arrangement which is characterised by large scale development that largely subsumes the existing terrace. Therefore, the proposed development would be acceptable with regard to its impact on neighbouring residential occupiers, in accordance with the development plan and national planning policy guidance.

Living Conditions for Future Occupants

Policy DM12 states that all new housing is required to meet or exceed the minimum internal and external spaces standards of the London Plan and Mayor's Housing SPG. Policy D6 and Table 3.1 of the London Plan (2021) requires single storey 1B1P dwellings to be a minimum of 39sqm and single storey 1B2P to be a minimum of 50sqm.

It is shown within the proposed drawings that both units will meet the minimum requirements set out within the London Plan and therefore can be deemed as acceptable in terms of living conditions for future occupants.

Highways and Parking

The existing site currently has no available parking, this will continue within the proposed development in order to ensure accordance with Policy DM32 and London Plan standards. The applicant is committed to a car free development and this can be controlled by condition or via a S106 legal agreement.

Summary

As demonstrated within this letter and supporting documents, the proposed extension and conversion of the ancillary storage constitutes a sustainable form of development which will contribute positively to the boroughs identified housing need whilst preserving the character of the area, neighbour amenity and not harming highway safety. The development is in accordance with the relevant Development Plan policies, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Allen Sacbucker
Associate
SM Planning