

Officer's Report

Application Number	HGY/2022/3219
Type	Full planning permission
Location	638, Green Lanes, London, N8 0SD
Proposal	First floor rear extension and conversion of office at ground floor to provide a 1 bedroom self-contained flat
Case Officer	Zara Seelig
Valid Date	25/11/2022
Applicant	Mr Vassos Menelaou
Agent	Mr Hassan Djaffer

RECOMMENDATION

Refuse

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1) The proposal, by virtue of its size, siting, massing and poor design, would have an obtrusive, incongruous and jarring appearance within the street scene, out of keeping with the pattern of development within the surrounding area and detrimental to local visual amenity, contrary to policies SP11 of the Local Plan 2017, policy DM1 of the Development Management DPD 2017 and policy D4 of the London Plan 2021, that all seek to promote high quality design.

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

First floor rear extension and conversion of office at ground floor to provide a 1 bedroom self-contained flat

Site and Surroundings

The application site is an end of terrace building situated on the Eastern side of Green Lanes, consisting of self contained residential units, with an office unit at ground floor level to the rear. The site is not located within a conservation area, it is not a listed building and there are no TPO's on the site.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

PRE/2018/0016 - change of use from ground floor veterinary surgery to residential and creation of one 2 bed flat, two 1 bed flats and one studio flat over three floors - The proposal to convert the property into three flats comprising of a change of use of the veterinary surgery would be considered acceptable, subject to information being provided regarding the unviability of the veterinary unit. The proposed use of the area to the rear of the site is considered acceptable for office purposes, but not for a residential use.

HGY/2018/0898 – Creation of 1x two bed flat, 2x one bed flat, and small office space - involving change of use of ground floor area from veterinary surgery to part residential, part office use.– Granted permission.

HGY/2019/2163 – Creation of new 2 bedroom town house in place of existing office space (involving change of use to class C3)– Refused permission for the following reasons:

The proposed development by reason of its size, design and siting would result in an overly prominent and incongruous form of development, detrimental to the character and appearance of the streetscene, contrary to policies 3.5, 7.4 and 7.6 of the London Plan 2016, policy SP11 of the Haringey Local Plan 2017 and policy DM1 of the Development Management DPD 2017.

The proposed development in terms of its size and siting would have an unacceptable impact on the residential amenity of neighbouring occupiers by reason of being overbearing, leading to overshadowing and loss of privacy and by adversely affecting outlook 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 Development Management Policies DPD.

Consultation response

The responses below were received following consultation on the application:

Internal: None

External: None

Local representations

The application has been publicised by way of 37 neighbour consultation letters. No representations have been 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. Principle of Development
2. Design and appearance;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations; and
6. Other considerations.

Principle of the development

Additional housing

Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal. Local Plan Policy SP1 sets out the strategic vision to provide up to 20,410 new homes by 2026, which aligns with the aspirations of Policy SP2 which has a current target of providing 1,502 new homes a year in Haringey between the period 2015 to 2026, in line with the London Plan (MALP) 2021.

The creation of an additional housing unit here is supported by Local Plan Policies SP1, SP2 and London Plan Policy H1. The principle of additional housing in the borough is therefore supported.

Design and appearance

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 'Delivering good design' states that development proposals should 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 street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

The proposal is of an awkward and contrived design, the fenestration fails to follow the pattern within the street scene resulting in the proposal appearing jarring. The proposal would therefore be contrary to policies SP11 of the Local Plan 2017, policy DM1 of the Development Management DPD 2017 and policy D4 of the London Plan 2021, that all seek to promote high quality design.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

The standard and quality of the accommodation to be provided is considered acceptable, the three proposed self contained units meet the requirements set out in the Technical Housing Standards – Nationally Described Space Standards.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposal would be a minimal increase in height compared to the existing situation due to the applicants proposed to dig the building down to reduce the overall height and adding an additional floor. The existing height is 3.3m and the proposed height is 4.2m, this increase of less than 1metre would not justify a reason for refusal. It is not considered the proposal would adversely impact neighbouring amenity by way of overbearingness, loss of daylight/sunlight or loss of privacy and complies with relevant planning policy.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan 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 DPD Policy DM31 'Sustainable Transport'.

DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

The site is within a PTAL rated area of 6a with excellent access to public transport, the proposal does not include off road parking. Cycle storage and refuse storage has been provided as part of the proposal and this would be conditioned as part of any approval.

Conclusion

The proposal is considered not acceptable for the reasons set out above and does not comply with relevant planning policy.

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

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.

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