

Officer's Report

Application Number	HGY/2023/0026
Type	Full planning permission
Location	625 Seven Sisters Road, Tottenham, London, N15 5LE
Proposal	Erection of a two-storey rear extension and conversion of the rear part of the ground floor commercial unit and the existing single dwelling on upper floors into 3 separate self-contained flats, comprising two studio units and one 1-bedroom unit.
Case Officer	Sarah Madondo
Valid Date	05/01/2023
Applicant	MR FIRAT BOZAT
Agent	Ms Michelle Allison

RECOMMENDATION

Approve with Conditions

Proposed development

This application is for a 2-storey rear extension, conversion of the ground floor ancillary retail space to the rear of the commercial unit to a self-contained studio flat, and conversion of the upper floors from a single dwelling to two separate self-contained residential units comprising one studio flat and one 1-bedroom flat.

Surrounding and Surroundings

The site is situated on a parade of shops on the ground floor and residential unit on the upper floors on Seven Sisters Road. The area is characterized by three-storey buildings. The site is within walking distance Seven Sisters train station and seven sisters tube station. The site is not located in any conservation area nor listed building.

Principle of development

The property lies within a non-designated shopping frontages and the applicant proposes to retain commercial floorspace on the ground floor. Following the refusal of planning reference (HGY/2022/2015), the applicant sought for pre application advice under reference (PRE/2022/0264) and has now submitted a revised application. The proposal is for the erection of a two storey rear extension and conversion of single dwelling on upper floors into 3 self contained unit. As stated above, the proposal would retain commercial floor space approximately 65.7 sq.m, therefore, it is considered that the proposal would maintain an active frontage and the principle of the conversion has already been established and therefore acceptable subject to the proposal complying with other relevant policies.

Design and appearance

The proposal is for the erection of a two storey rear extension and conversion of existing 3 bedroom flat into 3 self contained flats. As stated above the application has been revised such that the scale/bulk of the proposed extensions has been reduced, the balcony has been reduced and bin/cycle is now located to the rear on the ground floor. Also the first floor extension has been setback away from the boundary with no. 627 Seven Sisters Road creating a gap between the two

properties at first floor. The proposal as amended has significantly addressed some of the concerns raised in the previously refused application. Although it is considered that the outriggers on this terrace have not be extended at the first floor, the width of the extension has been reduced and the depth of the ground floor extension has been reduced as well, as result the extensions are considered to be proportionate and subordinate to the host building. Therefore, the local character and visual amenity of the area will be protected.

In terms of the balcony, this has been reduced significantly and would be approximately 3.44 sq.m which is acceptable.

Standards and quality of residential accommodation

The proposed conversion would create three residential units comprising of 2 x studio flats and 1 x 1 bedroom flat split over the first and second floor. The proposed studio flats meet or exceed the required minimum floor space standards set out in the London Plan and the National Technical Standards The proposed one bed flat over two floors does not meet the required standard as while it provides over 58 Sqm of useable floor space, approximately 35% is below the minimum 2.3 headroom required by policy. However it is acknowledged that existing accommodation has similar failings in terms of headroom as it uses the same roof space. Further more the existing accommodation does not have any access to external amenity space, to secure cycle parking or to dedicated external refuse storage. The proposal introduces cycle and refuse storage in accordance with the relevant standards. The proposed ground floor studio and one bedroom flat on the first and second floors will both have external amenity space in the form of a ground floor private courtyard and first floor balcony. Each flat would also provide individual bedroom sizes in accordance with the London Plan as well as providing a good standard of kitchen and living space and an acceptable overall layout. As such, the standard of accommodation provided within the conversion is considered an improvement on the existing accommodation and in accordance with enough of the requirements of London Plan Policy D6 Housing and enough of the relevant standards to be considered acceptable.

Impact on neighbouring amenity

The size of the balcony has been reduced at the request of officers. it is considered that the amenities of the neighbouring properties would not be significantly impacted therefore acceptable in this regard. The proposed development would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Transportation consideration

The Council's Transportation Team has been consulted and advises that site has Public Transport Accessibility Level of 5 denoting good connectivity and site is within CPZ. The transportation team have not objected to this proposal, however, have advised that the cycle parking must be sheltered, secure/accessible. The application indicates that the cycling park would be provided to rear, however there is no details to show that it would be secured, therefore a condition would be attached. The proposed development would be car free, and it is considered that the expected uplift in net increase in floor area would not be that significantly different from the existing. Therefore, the proposed development is not expected to create a significant material transport and highway impacts.

Waste Management

The plans submitted indicate that the bins would be provided at the rear, however the plans do not indicate that the bins would be covered, therefore a condition would be attached if minded to approving the application for the applicant to provide details of a secured bin store.

Conclusion

The development would provide a satisfactory standard of accommodation that serves an identified need and work towards achieving housing delivery targets in the borough. It would not result in an unacceptable impact on neighbouring amenity, amenity of future occupiers or on parking/highways conditions in the locality.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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 No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 4 The development shall not be occupied until the refuse and recycling storage arrangements detailed in the approved plans have been installed. These arrangements shall be retained for the lifetime of the development unless agreed otherwise in writing by the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Informatives:

- **INFORMATIVE:** The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

- **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.
- **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.