

# Officer's Report

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|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/4027</b>                                                                                                                                                                                                                                                            |
| <b>Type</b>               | <b>Full planning permission</b>                                                                                                                                                                                                                                                 |
| <b>Location</b>           | 85, Wightman Road, Hornsey, London, N4 1RJ                                                                                                                                                                                                                                      |
| <b>Proposal</b>           | Conversion of existing dwelling into two flats, including the demolition of the existing single storey rear projection, the erection of a part ground floor, part first floor rear extension, the installation of a rear dormer window and the creation of a new covered porch. |
| <b>Case Officer</b>       | James Mead                                                                                                                                                                                                                                                                      |
| <b>Valid Date</b>         | 17/11/2022                                                                                                                                                                                                                                                                      |
| <b>Applicant</b>          | Mr K Spyrou                                                                                                                                                                                                                                                                     |
| <b>Agent</b>              | Mr Robert Chichester                                                                                                                                                                                                                                                            |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. SUMMARY OF RECOMMENDATION**

GRANT PLANNING PERMISSION, subject to conditions.

#### **2. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

##### Proposed Development

2.1 This is an application for the conversion of an existing dwelling into 2 x flats. It is also proposed to undertake some demolition works to the rear and then erect a part ground floor, part first floor rear extension. A dormer window is intended to be installed on the rear roof slope and works to the existing front porch are proposed.

##### Site and Surroundings

2.2 The application site is occupied by a two storey, end of terrace dwellinghouse. This property sits on the western side of Wightman Road, close to the Harringay Ladder. The setting is residential in character, being predominantly made up of similar terraced properties. To the rear of the site there are train lines. The property is within a Family Housing Protection Zone.

##### Relevant Planning and Enforcement History

2.3 There is no recent planning history relating to the site.

#### **3. CONSULTATION RESPONSE**

3.1 No responses received from consultees.

#### **4. LOCAL REPRESENTATIONS**

4.1 The application has been publicised by way of 45 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1  
Objecting: 0  
Supporting: 0  
Neutral: 1

4.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- The flat roof should not be used as a terrace/balcony.

4.3 The following issues raised are not material planning considerations:

- The construction phase should be discussed with neighbours – this comment is noted, however this is a private matter between respective neighbours/landowners and is not a material planning consideration.
- Structures in neighbouring gardens should be protected – this comment is noted, however this is a private matter between respective neighbours/landowners and is not a material planning consideration.
- It is unclear what is happening in the shared alleyway – this comment is noted, however the site plan shows that the rear extension is set-in from the boundary with the shared alleyway to the south. Use of this alleyway would not be blocked by the development.

## **5. MATERIAL PLANNING CONSIDERATIONS**

5.1 The main planning considerations raised by the proposed development are:

1. Principle of Development;
2. Design & Appearance;
3. Quality of Accommodation;
4. Neighbour Amenity; and
5. Transport.

### Principle of Development

5.2 London Plan Policy H1 and Table 4.1 identify the overall housing targets for Boroughs (Haringey's 10-year target – 15,920). In addition, London Plan Policy H2 sets out a presumption in favour of development proposals for small sites (below 0.25 hectares in size) and in Table 4.2 a minimum target for housing delivery on small sites is identified for Boroughs (Haringey's 10-year target is 2,600). This scheme would provide a net increase of one dwelling on the site. Therefore, the proposal would make a small contribution to the overall housing targets for the Borough and the housing delivery target for small sites, as outlined in London Plan Policies H1 and H2.

5.3 The scheme proposes the conversion of an existing 3-bed property into two flats (1 x 1-bed flat and 1 x 3-bed flat). As such, the proposal must be considered against DM DPD Policy DM16, which relates to residential conversions. In order to maintain a supply of larger family homes, this policy notes that the Council will only permit the conversion of a larger home to small self-contained homes where:

- (a) It is located outside of the Family Housing Protection Zone;
- (b) The gross original internal floor space of the existing dwelling is greater than 120m<sup>2</sup>;
- (c) The proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;

- (d) The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;
- (e) The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;
- (f) The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene; and
- (g) The proposal provides for a mix of unit sizes in line with Policy DM11.

(B) Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria (b – g) above and result in no net loss in the number of family sized units.

5.4 The property is situated within a Family Housing Protection Zone, and as such the proposed conversion should not result in a net loss of family sized units. The existing property appears to contain 3 x bedrooms, and therefore is, by definition, a family-sized unit. This proposal would provide a new 3-bed dwelling at first and second floor level. Therefore, the scheme would not result in a net loss of family sized units, as one family sized property would remain on the site. From this perspective, the proposal would comply with DM DPD Policy DM16 (B).

5.5 The location of the site within a Family Housing Protection Zone means that the proposed conversion should also accord with the criteria listed at DM DPD Policy DM16 (A) (b – g). In regard to (b), the internal floor space of the original property is not entirely clear, as historic works appear to have been undertaken to the rear of the site. The available information suggests that the original property had an internal floor space of approximately 120m<sup>2</sup>. Noting this, and given that the scheme would re-provide a family sized unit, it is considered, on balance, that the property is of sufficient size for conversion. Parts (c – g) are either considered in a later section of this report or are not applicable to this scheme.

5.6 The proposal re-provides a 3-bed, family sized unit and the existing dwelling is of sufficient size for conversion. Therefore, the proposed conversion is acceptable in these terms and accords with DM DPD Policy DM16.

### Design & Appearance

5.7 London Plan Policy D3 outlines that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Proposals should enhance local context by delivering buildings 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. Local Plan Policy SP11 and DM DPD Policy DM1 require development to be of the highest standard of design that respects local context, character and historic significance, so to contribute to the creation and enhancement of Haringey's sense of place and identity. DM DPD Policy DM12 outlines that extensions or alterations to residential buildings should be of a high, site-specific and sensitive design quality and should respect the form, setting, period, architectural characteristics and detailing of original buildings. High quality matching or complementary materials should be used appropriate and sensitively.

### *Rear Dormer*

5.8 The existing property has a small dormer on the rear roof slope. It is proposed to remove this and install a large rear dormer. The dormer would extend across the full width of the rear roof form and would cover the majority of this roof slope. Whilst the proportions of the dormer are acknowledged, it is clear that this roof addition would not be highly visible in the Wightman Road

street scene. Furthermore, there are some properties along Wightman Road, which incorporate large rear dormers. As such, the roof addition would not be out of keeping in this respect. Planning permission has also been granted at 87 Wightman Road (HGY/2022/1129) for the construction of a similarly sized rear dormer. Noting this consent at the neighbouring property, and given the lack of visibility from the street scene, it is considered that the size of the rear dormer would be acceptable in the context of the site. Hanging tiles would be applied to the dormer and this is acceptable, as similar finishes are present on other properties in the locality.

#### *Rear Extension*

5.9 It is proposed to remove an existing single storey rear projection and then erect a new single storey extension. An existing element of sloping roof at first floor level to the rear is also proposed to be altered/extended. The first floor enlargement would extend the existing roof slope/wall on the southern side slightly further to the rear. The limited scale of this enlargement and appropriate form means that this extension is acceptable. The single storey rear addition would be of greater size than the existing ground floor projection. However, this extension would still be of modest proportions and would remain subservient to the host property. The flat roof design of the single storey rear extension would not be intrusive in appearance, and as such is appropriate. Render would be applied to the extensions and this finish is suitable, as it is present on other properties in the vicinity.

#### *Porch*

5.10 The existing property has a porch on the front elevation. It is proposed to alter the porch by setting the front door of the building back, so to create a covered area. These works would be minor in nature and would not significantly alter the appearance of the property.

5.11 Overall, it is considered, on balance, that the full scope of works proposed would be of acceptable design. The character and appearance of the host building and the surrounding area would not be materially harmed.

#### Quality of Accommodation

5.12 London Plan Policy D6 requires housing development to provide adequately sized rooms with comfortable and functional layouts. Dwellings must at least have the gross internal floor area (GIA) set out in Table 3.1 of the London Plan and an acceptable floor to ceiling height should be delivered. Dual aspect dwellings should be maximised and single aspect units should normally be avoided. This policy also requires sufficient daylight and sunlight to be supplied to new residential units, whilst also ensuring that overheating would be avoided. Private outdoor space should be provided for new dwellings, in line with the requirements of London Plan Policy D6.

5.13 The ground floor flat (Unit 1) would be a 1-bed, 2 person (1B2P) dwelling and this unit would meet the GIA requirements for this type of property, as outlined in the London Plan and demonstrated below. The GIA of the first/second floor flat (Unit 2) would meet the London Plan GIA requirements for a 3B5P dwelling, provided over two floors. It is accepted that Unit 2 would not meet the GIA standards for a two storey, 3B6P dwelling. However, the upper floor flat recently consented at the neighbouring property (87 Wightman Road) (HGY/2022/1129) was assessed against the GIA requirements for 3B5P dwellings. The upper floor flat provided at No.87 is of very similar layout and GIA to the currently proposed first/second floor flat, and therefore in the interests of consistency it is considered appropriate to assess the GIA of Unit 2 against the requirements for 3B5P dwellings. Overall, it is considered that both of the proposed units would accord with the relevant GIA requirements of the London Plan and would be of satisfactory size for the level of accommodation sought.

- Unit 1 (1B2P) = 77m<sup>2</sup> (London Plan requirements = 50m<sup>2</sup>).
- Unit 2 (3B5P) = 96m<sup>2</sup> (London Plan requirements = 93m<sup>2</sup>).

5.14 The floor to ceiling height of Unit 1 would appear to comply with the London Plan standards. However, Unit 2 would not have a floor to ceiling height that would meet the London Plan requirements. Whilst this is noted, numerous parts of Unit 2 would have a floor to ceiling height that would be marginally below the 2.5 metre figure referred to in the London Plan. Given this, and noting that the upper floor flat consented at No.87 has similar floor to ceiling heights, it is considered, in this instance, that the floor to ceiling height of the upper floor flat would be acceptable.

5.15 Both the dwellings provided would be dual-aspect, providing adequate levels of daylight/sunlight, opportunities for cross ventilation and appropriate outlook. The ground floor flat would have independent use of the rear garden, and therefore Unit 1 would have appropriate access to an outdoor space. The upper floor location of Unit 2 means that it is not practical to provide private outdoor amenity space. Whilst this is noted, the site is a short distance from Finsbury Park. Therefore, the occupiers of Unit 2 would have the option of accessing this open space via walking. Access to this public open space means that, in this instance, the lack of outdoor amenity space for Unit 2 is justified.

5.16 Overall, it is considered, on balance, that the proposed conversion would provide dwellings of satisfactory quality. Therefore, the future occupiers of the dwellings would have acceptable living conditions.

#### Neighbour Amenity

5.17 London Plan Policy D6 outlines that the design must not be detrimental to the amenity of surrounding housing, in specific it is stated that proposals should provide sufficient daylight and sunlight that is appropriate for the context, while also minimising overshadowing. Furthermore, DM DPD Policy DM1 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 open aspects to adjacent buildings and land. Schemes should also avoid overlooking and loss of privacy that would be detrimental to the amenity of neighbouring residents.

5.18 The proposed single storey rear extension would be constructed close to the boundary with 87 Wightman Road (property to the north). This proximity is noted, however the single storey extension would not project significantly beyond the adjacent rear wall of No.87. Due to this, and given the single storey nature of this extension, it is not considered that this addition would result in undue: overbearing impacts, loss of light, overshadowing or restriction of outlook. The first floor rear extension would be set-away from the boundary with No.87, and as such would not materially effect this neighbour. The other works (porch and rear dormer), by their nature, would not result in harmful amenity impacts. No new northern facing windows would be inserted into the host dwelling, and therefore excessive overlooking of No.87 would not occur.

5.19 To the south of the site is 83 Wightman Road and the extension would be erected close to the boundary with this property. This proximity and the increased height of the extension, when compared with the existing ground floor built form, are noted. However, the single storey extension would not project substantially further to the rear, than the existing ground floor built form of No.85, along this boundary. Noting this, and given the overall single storey nature of this extension, it is not considered that it would result in material: overbearing effects, loss of light, overshadowing or restriction of outlook. The first floor extension would not be of such scale to result in harmful amenity impacts. The other works, by their nature, would not be detrimental to the amenity of No.83. No new windows would be inserted into the southern elevation of the host property, and therefore inappropriate overlooking of No.83 would not arise.

5.20 A neighbour comment has been received, which sets out that the flat roof of the extension should not be utilised as a balcony/terrace. This comment is noted and a condition is attached to this consent outlining that the flat roof should not be used as a balcony/terrace. Subject to this, it is considered that the amenity and living conditions of neighbouring properties would be protected.

### Transport

5.21 London Plan Policy T1 outlines that all development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes. The cumulative impacts of development on public transport and the road network capacity, including walking and cycling, should be taken into account, in accordance with London Plan Policy T4. Local Plan Policy SP7 outlines that the Council will tackle climate change, improve local place shaping, enhance public realm, improve environmental quality and enhance transport quality by: minimising congestion, promoting public transport, promoting walking and cycling, promoting road safety and seeking to locate major trip generating development in locations with good access to public transport.

5.22 Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 of the London Plan. Cycle parking should be designed in accordance with the London Cycling Design Standards, whilst being fit for purpose, secure and well-located, in line with London Plan Policy T5. Car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity, in accordance with London Plan Policy T5. The maximum parking standards of the London Plan should be applied to development proposals. DM DPD Policy DM32 notes that the Council will support proposals for new development with limited or no on-site parking where: (a) there are alternative and accessible means of transport available; (b) PTAL is at least 4 and (c) a controlled parking zone (CPZ) exists.

5.23 The development would not be of such scale (net increase of one dwelling) to materially impact the capacity of the local road network or public transport. The proposed dwellings would not be served by off-street parking. It is accepted that the site only has a PTAL of 3 ('moderate' access to public transport), and therefore does not necessarily fully align the car-free requirements of DM DPD Policy DM32. However, the existing house is not served by any off-street parking. It is considered that proposed development would not have a materially greater parking demand, than the existing family-sized home. As such, the car-free development would not place increased stress on parking capacity in local roads and is considered acceptable, in this instance. This assessment aligns with that made at the neighbouring site (HGY/2022/1129).

5.24 The proposed scheme does not indicate where cycle parking would be provided within the site. To align with the London Plan requirements, space for the parking of four bicycles (rounded up from 3.5) is required. The applicant has clarified that the cycle parking would be provided to the front of the building. Whilst this front area is restricted in size, it is considered that three cycle spaces could be incorporated. This level of cycle parking is considered acceptable, in this instance, having regard to the consent granted at the neighbouring site (HGY/2022/1129). However, a condition is attached requiring further details of the cycle storage.

### Other Matters

5.25 No details have been provided regarding storage for waste and recycling. In order to ensure that satisfactory arrangements are provided for the collection/storage of waste and recycling, a condition is attached requiring further details.

### Conclusion

5.26 The proposal is considered acceptable. The scheme would provide a net increase of one dwelling on the site, contributing towards the Council's housing targets. The existing property is considered appropriate for conversion. There would not be a material adverse impact upon the character and appearance of the host property or the surrounding area. The scheme would, on balance, provide a satisfactory standard of accommodation for the future occupiers. The amenity and living conditions of neighbouring properties would not be unduly harmed. The scheme would not give rise to adverse transport or parking impacts.

5.27 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.

## **6. CIL APPLICABLE**

Based on the information given on the plans, the Mayoral CIL charge will be £968.25 (15m<sup>2</sup> x £64.55) and the Haringey CIL charge will be £3,438.15 (15m<sup>2</sup> x £229.21). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **7. RECOMMENDATION**

GRANT PERMISSION subject to 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 The external materials to be used for the proposed development shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM12 of The Development Management DPD (2017).

- 4 No part of the single storey rear extension hereby approved shall be used as a roof terrace or balcony, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

- 5 Prior to commencement of the development hereby approved, full details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 3 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 travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards.

- 6 No development shall take place until a detailed scheme for the provision of refuse/waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: To ensure that satisfactory waste/refuse storage is provided, in accordance with Policy DM4 of the Development Management DPD (2017).

**Informatives:**

- **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.
- **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 : Community Infrastructure Levy**  
The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £968.25 (15m<sup>2</sup> x £64.55) and the Haringey CIL charge will be £3,438.15 (15m<sup>2</sup> x £229.21). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation

factor within the table below

- **INFORMATIVE: Proactive Statement**  
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.