

# Officer's Report

|                           |                                                                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/4510</b>                                                                                                                    |
| <b>Type</b>               | <b>Full planning permission</b>                                                                                                         |
| <b>Location</b>           | 7 Tenterden Road, Tottenham, London, N17 8BE                                                                                            |
| <b>Proposal</b>           | Subdivision of existing dwellinghouse to create two flats at lower ground level, ground and first floor level and external alterations. |
| <b>Case Officer</b>       | Gareth Prosser                                                                                                                          |
| <b>Valid Date</b>         | 22/12/2022                                                                                                                              |
| <b>Applicant</b>          | Mr Cesur Firat                                                                                                                          |
| <b>Agent</b>              | Zoe Tozer                                                                                                                               |

## **RECOMMENDATION**

### **Approve with Conditions**

#### SUMMARY OF RECOMMENDATION

#### GRANT PERMISSION

#### PROPOSED DEVELOPMENT AND LOCATION DETAILS

##### Proposed development

This is an application for subdivision of dwelling to create two flats at lower ground level, ground and first floor level and external alterations.

##### Site and Surroundings

The site is a 2-3 storey, 1970's town house with small rear projection and pitched roof. The site is not located within any conservation area.

##### Relevant Planning and Enforcement history

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

- HGY/2021/3343 Full planning permission Refuse 7, Tenterden Road, London, N17 8BE Subdivision of dwelling to create two flats at lower ground level, ground and first floor level and external alterations.
- HGY/2021/2669 | 7 Tenterden Road London N17 8BE Subdivision of dwelling to create two flats at lower ground level, ground and first floor level and external alterations. Refused
- HGY/2020/2389 | 7 Tenterden Road London N17 8BE Subdivision of dwelling to create two flats at lower ground level, ground and first floor level and external alterations (Resubmission). Refused
- HGY/2020/1764 | 7 Tenterden Road London N17 8BE Subdivision of dwelling to create two self contained units and external alterations. Refused

## CONSULTATION RESPONSE

The responses below were received following consultation on the application:

### 1) LBH Transportation Team:

The site has good public transport accessibility (PTAL=4) and is located within a CPZ.

- b. The existing site has provision for two car park spaces. The proposal will retain provision of one car park space for flat B only.
- c. Cycle parking provision for three bicycles is proposed. The cycle parking for flat A should be secure, sheltered and accessible. Cycle parking for flat 2 (s spaces) is located in the rear yard.
- d. Provision for refuse storage is located within the front garden.

Subject to above, there are no transport objections.

External:

None

## LOCAL REPRESENTATIONS

The application has been publicised by way of 11 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: 0

The following local groups/societies made representations:

- None

The following Councillor(s) made representations:

- None

## 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;

Principle of development

London Plan (2021) Policy H2A outlines a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10 year target is 2,600).

London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

Policy DM16: Residential Conversions states the following:

A To maintain a supply of larger family homes to meet Haringey's housing need, the Council will only permit the conversion of a larger home(s) to small self-contained homes (Class C3) where:

- a It is located outside of the Family Housing Protection Zone as shown on Figure 3.1;
- 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.

C Where existing garden land is available the Council will seek to optimise the total amount of private amenity space and access to this space for residents.

D All residential conversions should be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the need created by the proposal.

The gross original internal floor space of the existing dwelling house is above below 120sqm (133sqm) and therefore is considered acceptable for conversion within the designated Family Housing Zone, contrary to Policy DM16 of Haringey's Development Management DPD (2016).

The application is therefore acceptable in principle.

#### Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The only external change proposed to the design of the site is the proposed, ground floor side elevation windows. This minor change is considered acceptable in design terms. The proposed front landscaping whilst minimal is considered acceptable.

#### 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.

Appeal APP/Y5420/W/22/3294200 relating to application HGY/2021/3343 was dismissed, however, the Inspector clarified the acceptable aspects of the proposal. The inspector concluded that 'based on the evidence provided in the daylight assessment, that provision of daylight to the ground floor would be acceptable'. In addition, consistent with previous applications, both the LPA and the Inspector accept the proposed floor space calculations.

Overall the inspector stated that the proposal 'would not offer suitable living conditions to prospective future occupiers of the property with regards to the external amenity space', although he found that 'there would be adequate daylight and outlook in the rooms of the ground floor flat'. This application amends the proposed plan including external amenity space for both units; both of which exceed the minimum area standards. On balance, weighing the amended amenity spaces and the acceptability of the proposed units, the standard of accommodation is considered acceptable and in accordance with the above policies.

#### Impact on neighbouring amenity

London Plan Policy D4 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 residents.

The only proposed external changes are the additional, side elevation windows which would overlook an existing alleyway. It is not considered that the proposal would not have any significant harm to the amenity of neighbouring properties.

#### 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 Council's Transportation Team has been consulted and advises that there are no objections.

## Conclusion

The proposed conversion would result in an acceptable standard of accommodation with regard to sunlight, daylight, outlook and amenity space, in accordance with The London Plan (2021) Policy D6, Policies SP2 and SP11 of the Haringey Local Plan 2017 and DMDPD Policy (2017) DM12.

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

N/A

RECOMMENDATION

GRANT PERMISSION

## 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.

**Informatives:**

- **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: 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.