

Officer's Report

Application Number	HGY/2022/4518
Type	Full planning permission
Location	13 St Pauls Road, Tottenham, London, N17 0NB
Proposal	Erection of a rear ground floor extension and the conversion of the property into two self-contained flats (Class C3 Use).
Case Officer	Zara Seelig
Valid Date	01/02/2023
Applicant	tanim
Agent	mr david barnard

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION with conditions:

- 1) Time limit
- 2) In accordance with approved plans
- 3) Materials to match
- 4) Cycle Parking
- 5) Waste/Refuse Storage

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Rear ground floor extension and conversion into 2no s/c flats.

Site and Surroundings

The application site is a two storey semi-detached dwelling situated on the Western side of St Pauls Road. 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.

HGY/2020/0615 - Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2 front rooflights and a single storey rear extension (Proposed). – Permitted Development

CONSULTATION

The responses below were received following consultation on the application:

Internal:

LBH Transportation Team: consulted, no response received

External: None

LOCAL REPRESENTATIONS

The application has been publicised by way of 22 neighbour consultation letters. One representation has been received from neighbours, local groups, etc objecting to the proposal.

The following Councillor(s) made representations:

- Cllr Bevan

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:

- Property within Family Housing Protection Zone
- Family Housing Should be retained
- Inadequate size of internal floorspace

The following issues raised are not material planning considerations:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and Appearance;
3. The impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;

Principle of the development

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 120m²;

- 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 original house exceeds 120sqm dwelling. The application proposes two units on the site, both to be family sized units (3 bed). As such the proposal is in accordance with part b of the above policy and subject to meeting the remaining criteria is acceptable in principle to be converted within the family housing zone.

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 proposed rear extension has previously been considered lawful under reference HGY/2020/0615 and is still considered to be acceptable under this application. As such, there would be no impact on the character and appearance of the property and the proposal is considered to be in accordance with the above policies.

Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1

'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.

The only external works proposed is a single storey extension previously considered lawful under permitted development. In addition, the proposed rear extension would be set away from neighbouring boundary lines. As such, the proposal would not have any significant impact to the amenity of neighbouring properties in accordance with the above policies.

Living conditions for future occupants

Two Flats are proposed. Each complies with The London Plan (2021) space standards.

The ground floor flat would also benefit from access to the rear garden.

Flat no.	Flat type	Space (sqm)	London Plan Requirement	Complies?
1	3B4P - 1 storey	90.45	74	Y
2	3B5P - 2 storey	119.30	93	Y

Parking and highway safety

Local Plan (2017) 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 DM Policy (2017) DM31 'Sustainable Transport'.

The site has moderate public transport accessibility (PTAL=3) and is located within the Tottenham Event Day CPZ.

The proposals is car free.

Cycle parking provision is required for 2 spaces for each flat. These must be secure, sheltered, and accessible. It should also allow for independent use by occupiers of each flat.

A condition requiring submission of details of cycle parking / refuse storage for approval prior to occupation is required in order to ensure the

Subject to provision of adequate cycle parking, the proposal is therefore considered in accordance with the above policies and would be acceptable in transport terms.

Conclusions

The original house on site exceeds 120sqm.

The proposal would provide two acceptable units including 2 family sized units within the designated Family Housing Zone.

There are no concerns regarding design and appearance or the impact on the amenity of neighbouring properties.

As such the proposal is considered in accordance with the above policies. The proposal is considered to provide an acceptable standard of accommodation in accordance with the London Plan 2016.

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

The development is less than 100 square metres and as such regulation 42 'minor development exemptions' applies and in addition the proposal is not for a whole new unit (a unit created entirely from new floorspace).

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: 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.

- 4 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 policies and standards set out in the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 5 Prior to the first occupation of the approved development, details of proposed waste/refuse storage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure appropriate waste management, consistent with Policy DM4 of the Development Management DPD 2017.

Informatives:

- **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: 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.