

Officer's Report

Application Number	HGY/2023/0508
Type	Full planning permission
Location	17 Frome Road, Tottenham, London, N22 6BP
Proposal	Reversion from two flats to single family dwelling
Case Officer	Sarah Madondo
Valid Date	21/02/2023
Applicant	Ms Sinead O' Reilly
Agent	Mr Terence Kearney

RECOMMENDATION

Proposed development

Reversion from two flats to single family dwelling

Site and Surroundings

The site is a mid terrace property located on Frome Road. The property was converted into two flats under planning reference OLD/1984/0437. The site is not in conservation area and nor is listed.

Principle of development

The proposal seeks to convert the existing two flats back into a single dwelling house. In terms of the principle of the development, Part C of policy DM10 of the Haringey Development DPD (2017) is relevant. It outlines that the Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floor space.

As the development would not result in a net loss of residential floor space, the proposed conversion would be acceptable in principle. It would also re-introduce a family-sized dwelling house back into the borough's housing stock that serves an identified need.

The proposed dwelling house would exceed all relevant housing/space standards set out in the London Plan (2021) and the government's 2015 'Technical housing standards – nationally described space standard'. The proposal is acceptable in amenity terms.

Design and Appearance

The proposal includes insertion of double glazed doors to rear with internal alterations which is acceptable.

Impact on the neighbouring properties

Given that the proposed works comprise of minor alterations and internal alterations it is considered that the amenities of the neighbouring properties would not be harmed. It is considered there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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 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 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: 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.