

Officer's Report

Application Number	HGY/2023/1089
Type	Full planning permission
Location	10 The Broadway, London N22 6DS
Proposal	Two-storey rear extension to provide an extra bedroom to an existing flats
Case Officer	Kwaku Bossman-Gyamera
Valid Date	20/04/2023
Applicant	Mr Bilal Ustun
Agent	Mr Jamie Sleep

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for first and second floor extensions and internal alterations to improve mix of one bed units into 2 bed units (this provides extra bedroom to the existing 1-bed flats).

Site and Surroundings

1.2 The site is located within the Wood Green District Centre, a Primary Shopping Area, and comprises a commercial unit with residential above. The application relates to the first and second floors of the property, which is currently in use as self-contained flats approved under application HGY/2020/2962.

1.3 The property is not located in a conservation area, and it does not fall within the curtilage of a listed building. The surrounding area is characterized by a mixed use with ground floor retail units and residential uses common on upper floors.

Relevant Planning and Enforcement history

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

- HGY/2020/2962 GRANTED 26/10/2021 First and second floor extensions and internal alterations to improve mix of units.
- HGY/2017/0098 Extending previously approved single storey rear extension ref. HGY/2015/0289 up to the rear boundary. Grant permission

1.5 There is no enforcement planning history in relation to the site.

2. CONSULTATION RESPONSE

2.1 The responses below were received following consultation on the application:

Internal:

1) LBH Transportation Team: No objection subject to conditions

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 21 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

4. MATERIAL PLANNING CONSIDERATIONS

4.1 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

4.2 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.

4.3 The current planning application seeks to further extend the flats and amend the mix of units, which is acceptable in principle subject to all other relevant planning considerations.

Design and appearance

4.4 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.

4.5 A two-storey rear extension at first and second floor levels was previously approved under application HGY/2020/2962 and has been fully constructed. The proposal would add a further 4.3m, for a total length of 16.8m. Given the scale of the current building as approved and taking into account the greater height and length of the neighbouring Dominion building, the proposed further extensions are not considered to result in material harm to the appearance of the building or the wider area. The development would be in materials to match the existing rear extension.

4.6 The design and appearance of the rear extension by increasing the width and increase in the depth of extension are considered acceptable. There is very little uniformity to the rear appearance of the buildings along the rear part of the Broadway and therefore there is no particular sensitivities

to the character of the street scene. However, the proposal still needs to provide high quality design, which makes a positive contribution to the local character and distinctiveness of the area.

4.7 Although, the increase is modest in size, however, overall substantial, it sits within the context of the site and as such would not be readily visible from any public vantage point. The two-storey element of the proposal would not harm the appearance of the host building and the surrounding. The proposed two-storey rear extension would not appear overly bulky or out of scale in relation to the site context and its surroundings. The design would be in keeping with similar second floor extension approved within the same street and as such would not detract from the character of the locality.

Standard and quality of residential accommodation

4.8 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.

4.9 The proposed development would enlarge the flats from 2 x 1-bed units to 2 x 2 bed units. The new extended units has two -bed, 3 person which requires 61 square meters of internal floor space. The proposal provides 70 square meters of internal floor space, well above the policy requirements.

4.10 The proposed flat comply with the minimum floor space requirements under Development Management policy DM10 and the London Plan. The proposed flats meet the minimum standards set in the London Plan. The standard of accommodation, therefore, would be considered to provide an acceptable standard of living. It is considered that the proposed accommodation provides sufficient floor area, sufficient living space, and suitable outlook and is therefore in accordance with Haringey Local Plan Policy SP11 and London Plan Policy D6.

4.11 The proposed units do not have any access to external amenity space. Given that it is located above a shop it is impractical to provide any useful amenity space. However, the site is located within to town centre with excellent transport link. The proximity to nearby public open spaces (Ducketts and Green Gate Common, White Hart Lane recreation ground), counts in favour of the proposal. It is therefore of material relevance to my assessment that the site is only couple of minutes-walk to these parks and as such considered acceptable in this instance. The proposed flats exceed the minimum internal floor area standards by over 13% in this case and does compensate for the lack of amenity space.

4.12 The layout of the proposed flats is considered acceptable internal living environments and space standard. Overall, the general layout, room size and internal floor space (including private amenity space) would meet the recommended guidance set in the London Plan and would provide satisfactory living conditions for the future occupiers of the dwelling.

Impact on neighbouring amenity

4.13 London Plan Policy D6 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.

4.14 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 resident.

4.15 Given the large scale of the existing rear extensions and the adjoining Dominion building, which is taller and longer, the development is not considered to result in material overbearing or loss of light to the residential neighbouring units including other dwellings within the site boundary. The external finish is a light-coloured render to match the existing, which will brighten the elevation. The development would also not give rise to direct overlooking of adjoining properties due to its distance from and oblique angle to the principal rear elevation of the terrace.

4.16 The arrangement of the external access stairs would not change compared with the previously approved development so no material harm would result.

Transport considerations

4.17 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.

4.18 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'.

4.19 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'.

4.20 The Council's Transportation Team has been consulted and advises that the site has an excellent public transport accessibility level (PTAL=6a) and is located within a CPZ. It also advises that a 'Car Free' S106 agreement is required to restrict eligibility of all occupiers of all flats from obtaining CPZ parking permits. The applicant would also be responsible for cost of amending CPZ TMO.

4.21 The current application does not seek to create any new units, only to extend the existing units granted under application. Given that the number of units would not increase and that the internal living space would slightly increase compared with the implemented scheme, it is not considered reasonable to seek a S106 agreement for this proposal.

Conclusion

4.22 The proposed extension of the upper floors to enlarge two existing flats is considered acceptable in respect of its impact on the appearance of the host property and the surrounding

area, and the quality of accommodation that would result. The development would not harm the amenity of neighbouring properties.

4.23 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.

5. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION subject to condition(s):

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: 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.