

Officer's Report

Application Number	HGY/2023/0935
Type	Full planning permission
Location	Flat 2, 46 Tetherdown, Hornsey, London, N10 1NG
Proposal	Sub-division of existing 2-bedroom flat into two separate self-contained 1-bedroom flats.
Case Officer	Ben Coffie
Valid Date	11/05/2023
Applicant	Mr Xanthos Michael
Agent	Mr Nicholas Sharp

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The application seeks planning permission to subdivision of existing 2 bedroom flat into 2 x proposed 1 bedroom flats.

Site and Surroundings

1.2 The subject site is two storey semi-detached property converted into flats. The site is located on the eastern side of Tetherdown. The area is predominantly residential in character and with similar housing designs and typology.

1.3 The site does not contain a listed building however it is located within the Muswell Hill conservation area.

Relevant Planning and Enforcement history

2. Consultation response

2.1 The following were consulted regarding the application:

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of letters sent to neighbouring occupants. 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

Objecting: 0

Supporting: 0

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and appearance;
3. Impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;
6. Waste and recycling.

Principle of the development

4.1 Local Plan Policy SP1 sets out the strategic vision to provide up to 20,410 new homes by 2026, which aligns with the aspirations of Policy SP2 which has a current target of providing 1,502 new homes a year in Haringey between the period 2015 to 2026, in line with the London Plan (MALP) 2016. The creation of an additional housing unit here is supported by Local Plan Policies SP1, SP2 and London Plan Policy

4.2 The proposal would contribute to the supply of housing in the borough in accordance with the overarching aims of adopted policy. The principle of the development to introduce new residential accommodation at this location is considered acceptable.

Design and appearance

4.3 London Plan (2021) policies emphasise the importance of high-quality design 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.

4.4 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.

4.5 The proposal would not involve any external works to facilitate the conversion of the existing two bed flat to create two new flats. On this basis the proposed would not result in any detrimental impacts against the character and appearance of the host property or the immediate area.

Impact on the amenity of adjoining occupiers

4.6 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.

4.7 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.

4.8 Given the changes as proposed in this current application does not involve any external additions, Officers do not anticipate the significant rise of adverse impacts against the amenity of the occupiers of the existing flats. Moreover in terms of noise and nuisance the property is currently a set of flats and the creation of two 1 bed flats to replace a 2 bed flat would not result in any overbearing levels of noise and nuisance to occupiers of existing neighbouring sites.

Living conditions for future occupants

6.11 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.

6.12 The proposed development would create Flat 1 which would be a 1 x 1 bed 2 person's flat and flat 2 which would be a 1 x 1 bed 1 person's flat. The Technical housing standards requires a typical 1 bedroom 1 person's flat to have a minimum floor area of 39sqm, and a typical 1 bed 2 persons flat set over two floors to have a minimum gross internal floor space of 58sqm. Flat 1 would be set on two floors however would fail to meet the minimum standard given its measured floor area is approximately 45sqm. Similarly flat 2 also falls short as its proposed floor space measures 32.5sqm.

6.13 In terms of proposed bedrooms, both bedrooms of the flats will have adequate sizes. Flat 1 proposes a double room measuring 16sqm which meets the minimum floor space requirements for a double room at 11.5sqm, equally a single room is proposed for flat 2 with an 8.5sqm which meets the requirements of 7.5sqm.

6.14 As such the proposed development would fail to meet the minimum GIA requirements as set in Policy D6 of the London Plan, therefore the development would fail to provide an adequate level of accommodation for future occupiers.

Parking and highway safety

6.17 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'.

6.18 The development would not provide any off-street parking space for the development. However, the site is located within an area with good public transport accessibility (PTAL 4). The proposal would replace a two-bedroom flat with two 1 bedroom flats to the existing units, and therefore would not result in an unacceptable impact upon highway conditions or public transportation networks.

6.19 No details of space for cycle storage have been provided. Further details of secure sheltered cycle storage to meet London Plan standards shall be conditioned to be submitted and

approved by the LPA, and subsequently implemented prior to occupation if the LPA were mindful to approve this application.

6.20 The proposal is therefore acceptable with regards to parking and highway safety considerations.

Waste and recycling

6.21 Standard 22 of the London Housing Supplementary Guidance 2016 states storage facilities for waste and recycling containers should be provided in accordance with local authority requirements. The Haringey Sustainable Design and Construction SPD 2013 requires a standard kerbside collection set to be provided for each 3-bedroom unit.

6.22 No storage has been provided within the site as part of the proposal. However, it noted that there would be an existing waste collection arrangement for the existing flats. Therefore the proposed flats will fit within the current waste collection arrangement in the area.

Conclusion

6.23 The proposed additional unit of accommodation would fail to provide adequate living conditions for future occupiers. Therefore, the proposed is contrary to policies SP2 and SP11 of the 2017 Haringey Local Plan, Policies DM1 and DM12 of the 2017 Development Management DPD and Policy D6 of the 2021 London Plan.

Refusal Reasons:

The proposed conversion would provide substandard living conditions for future occupiers by reason of both the proposed flats' inadequate Gross Internal Areas, contrary to policies SP2 and SP11 of the 2017 Haringey Local Plan, Policies DM1 and DM12 of the 2017 Development Management DPD and Policy D6 of the 2021 London Plan.