



Officer Report

Application Number:	HGY/2023/1599
Application Type:	Householder planning permission
Address:	30 Sidney Road, Wood Green, London, N22 8LU
Proposal:	Re-conversion of 2x self-contained flats into a 3 bedroom single family dwelling including internal alterations.
Case Officer:	Mercy Oruwari
Valid Date:	19/06/2023
Applicant:	T. Pye
Agent:	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

1.1 This is an application for the re-conversion of 2x self-contained flats into a 3 bedroom single family dwelling including internal alterations.

Site and Surroundings

1.2 The subject site is a 2 storey end of terrace property located on the corner of Sidney Road and Shropshire Road. Both flats are 1x1 bed units with the ground floor having access to the rear garden. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning history includes

- OLD/1985/1372 - 30/1/85 Conversion into two self-contained flats. Granted

2. CONSULTATION RESPONSE

No consultees were sought

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 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

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Loss of residential accommodation;

4.1 Loss of residential accommodation

The applicant proposes to return the converted property back into a 3 bedroom, single, family dwelling which would result in the loss of an existing residential unit. Policy DM16: Residential Conversions outlines the Local Plans aim 'To maintain a supply of larger family homes to meet Haringey's housing need'. A core part of the policy is the protection of family housing, which typically requires the re-provision of a 3-bed as part of a conversion as to avoid the loss of family sized accommodation.

In this case, the application property was converted into two small flats with planning permission in 1985. Although this was before the adoption of the policy it did result in the loss of a family home. As such, given that the site is located within the Family Housing Zone where there is a shortage of family housing, the proposed de-conversion is welcome, provided that there would be an acceptable standard of accommodation in accordance with the property's intended use and meeting the aim and outline in Policy DM16 above.

4.2 Conclusions

The proposed re-conversion of the property back into a single family dwelling would be acceptable as it would support the retaining of family housing.

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

N/A

6. 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.

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.