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Planning Service
London Borough of Haringey

Dear Sir/Madam

Planning Statement for conversion of dwelling into two flats at 92 Downhills Way, London N17 6BD

I have been asked by the applicant to review the current proposal ahead of its submission and set out a planning assessment to complement the other submission documents that form the current planning application.

Introduction

The application dwelling is a two storey family terraced house. It has been neglected over recent years and the owners have undertaken various internal works to create a more sustainable and comfortable living environment. The works include internal alterations to access a loft conversion, and a hipped to gable extension together with a rear dormer window to increase the useable roof space. When carrying out the work to the roof, the applicant recognised the potential to convert the property into two separate flats. The layout lends itself to this and reflects other similar properties that have undergone conversion into flats in the Borough. The property is of a size that a family sized unit can be maintained, together with the addition of a one bed flat.

Planning History

Application for a Certificate of lawfulness - Proposed, reference HGY/2022/4110, was granted on 9th January 2023 for a proposed hip to gable loft conversion with rear dormer extension. The works have been carried out.

Planning application, reference HGY/2022/1682, was refused on 3rd August 2022 for alterations to front garden to facilitate hardstanding with a dropped kerb, and the demolition of existing rear extension and erection of full width rear extension.

Planning application, reference HGY/2022/2814, was granted planning permission on 6th December 2022 for the demolition of existing rear extension and erection of full width rear extension. The works have been completed.

Relevant Planning Policy and Guidance

Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Strategic Policies DPD, 2013, the Development Management DPD, 2017 and the London Plan, 2021 form part of the Development Plan, and the relevant policies are **Policies DM1, DM12, DM16, DM31, DM32, D6, T5 and T6**. Other material considerations include the National Planning Policy Framework (NPPF). The relevant policies relate to the principle of converting the house into flats, the quality of design, the amenity for future residents, the impact on the amenity of neighbouring occupiers, and transport issues.

Policy DM16 deals with the principle of conversions. The site lies within a Family House Protection Zone (FHPZ) and the house is over 120 square metres in size. As such, any proposed conversion needs to maintain a family house sized unit as part of the proposal. A family sized unit is defined as three bedrooms or more. It also requires the high quality design and layout, meeting the standards of the Development Plan.

Policies D6, DM1 and DM12 set out the detailed design requirements for such development. A high standard of design is required with the units complying with the internal space standards and having adequate outdoor amenity space.

Policies T5 and T6 relate to cycling and parking. Cycling storage should be provided and the London Plan accepts car free or limited parking. The parking standards are maximum parking requirement which provides flexibility to their application. It does recognise that boroughs should consider higher levels of provision, but these are in outer London areas with low PTAL (generally PTALs 0-1).

NPPF Paragraph 126 states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve"*.

NPPF Paragraph 134 states that "significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes

Proposal

The proposal is for the conversion of a single family home into two flats. The ground floor flat will be a 2 bed 3 person flat and the flat on the upper floors will be a 3 bed 4 person one. The only external alteration will be the creation of a first floor rear balcony. The proposal also includes cycle storage for both units, and a waste bin collection area to the front of the building. The ground floor flat will have the benefit of the existing rear garden and the upper flat will have a

balcony measuring 7 square metres. The parking space granted under reference number HGY/2023/1025, will also be provided as part of the proposal.

	Flat Type	Fl. Space GIA	Bed One	Bed Two	Bed Three
Ground Floor Flat	2 Bed 3 Pers	61sq m	12.3 sq m	8.9 sq m	n/a
Upper Floor Flat	3 Bed 4 Pers	84.00 sq m	12.0 sq m	9.8 sq m	9.5 sq m

Assessment of the proposal

The adopted policies of the Development Plan seek to ensure the conversion into flats resist the loss of family homes in FHPZs. The definition of a family sized home is one with at least three bedrooms. The size of the house also has to be greater than 120 square metres. New flats should be designed to a high quality, both where there are external alterations and with the layout of each new unit. It is also necessary to ensure the proposal does not have an unacceptable impact on the occupiers of neighbouring properties, and there are no adverse parking implications.

Principle of the Conversion

The existing house lies within a FHPZ and has a floor area greater than 120 square metres. As such, for the proposed conversion to be acceptable in principle, it needs to retain a family sized unit. Three bedrooms are provided with the unit located on the upper floors such that the principle of the conversion is acceptable.

External Appearance

The only external alteration to the building is the creation of a first floor rear balcony. This will be served from a bedroom and integrates with the external appearance of the building. The front garden will be laid out to provide a parking space, bin storage area for both units and a cycle store. This arrangement is typical of many units in locality, and will therefore not detract from the character of the area.

Overall, the proposal will maintain the character and appearance of the area.

Neighbour Amenity

The creation of two flats will not involve any extensions or new window openings, and therefore there will be no opportunity for the proposal to dominate neighbouring properties, or create any additional opportunities for overlooking from the existing windows. A new balcony will be provided at first floor level. This will only project beyond the two storey projection of No. 94 by 400 millimetres. Both sides of the balcony will be enclosed by a 1.7 metre high screen. This will ensure that the balcony faces down the garden and will effectively limit the possibility of any overlooking, such that there will be no unacceptable loss of privacy for the neighbouring properties.

Amenity for Future Occupiers

The internal layout has been designed to ensure two high quality residential units are created by this proposal. The size of the units and the bedroom sizes both comply with the nationally Described Space Standards. All rooms are designed with windows that ensure a good level of daylight, and where the orientation allows, sunlight. There is adequate internal storage provided for each unit. The ground floor flat has access to the rear garden area and the cycle storage unit to the front of the building, and the upper floor unit has a balcony measuring 7 square metres and access to the cycle storage and car parking space in the front garden.

The units are served from the same front door, which is clearly identified on the principal elevation of the house, and then the separate access points are just inside. This arrangement should ensure adequate security for both units.

Parking Provision

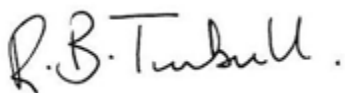
The proposal provides cycle storage units for both units of a size that fits four bicycles. No off-street parking is associated with the property. Presently, the dwelling is a three bed family home and the proposal is for a similar three bed home with an additional one bed flat. The site lies within a CPZ and has a PTAL rating of 2. The London Plan sets out where car free parking can be acceptable, and this site would comply with its criteria. There should not be any parking issues arising from the proposal, but if necessary the applicant is willing to have a restriction in respect of occupiers obtaining parking permits.

Conclusion

The proposal has been shown to be acceptable in principle and also the detailed aspects of it do not give rise to any concerns such that overall the development complies with the adopted policies of the Development Plan and also the provisions of the NPPF.

As such, I trust that planning permission can be granted for the conversion of the dwelling into two residential units.

Yours faithfully,

A handwritten signature in black ink, reading 'R.B. Turnbull'.

Richard Turnbull BSc (Hons) MRTPI
Planning Consultant
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