



Officer Report

Application Number:	HGY/2023/1398
Application Type:	Householder planning permission
Address:	75 Uplands Road, Hornsey, London, N8 9NH
Proposal:	Conversion of single family dwelling into 2 self-contained flats.
Case Officer:	Mercy Oruwari
Valid Date:	25/05/2023
Applicant:	Mr Luigi Salvoni
Agent:	Kathleen Chan

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the conversion of this existing 6x bed house into one 2-bedroom flat on the ground floor and one 3-bedroom flat plus study on the first floor and in the converted loft space. The property would still be occupied by the same family, but they would instead reside in separate flats. Although it would be occupied by one family at present, the application will be assessed as two independent flats to consider the needs of potential future unrelated occupiers.

Site and Surroundings

The application site is a two storey property that is the last of the houses in the set of terraces on Uplands Road. No 75 is an anomaly as it is notably wider than the neighbouring properties. The site is not located within a conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

There is no recent planning history relevant to the site.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

LBH Transportation Team:

- The site has good public transport accessibility (PTAL=4) and is located within a CPZ.

- The proposal includes cycle parking to comply with London Plan standards. There are four cycle storage spaces in the front yard and two in the rear garden. The latter (two cycle storage) should be removed because access to this cycle storage via living accommodation is not appropriate.
- Refuse bin storage is proposed in the front yard.

There are no transport objections regarding this proposal.

LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

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.
6. Waste

Principle of development

Local Plan Policy SP2 seeks to ensure that an adequate mix of dwelling sizes is delivered within new developments while protecting existing family housing as it is recognised that a lack of family housing in Haringey as contributing to overcrowding. Policy DM16 of the Development Management DPD adopted 2017 sets out that to maintain a supply of larger family homes to meet Haringey's housing need; the Council will only permit the conversion of a larger home to small self – contained homes where the gross original internal floor space of the existing dwelling is greater than 120 sq.m. Conversions must also provide good quality accommodation; including stacking arrangements and any alterations or forecourt changes should not harm the appearance of the street-scene.

The property is situated within the 'Family Housing Protection Zone' established under policy DM16 (Residential Conversions) of Haringey's Development Management DPD. It is noted that the existing gross floor area is above 120 sq.m therefore it complies with the requirement of Policy DM16 in this respect.

Conversions within the Family Housing Protection Zone must also result in no net loss in the number of family sized units. The Development Management DPD defines family sized units as those having 3 or more bedrooms.

The proposal includes a 1x 2 bedroom flat on the ground floor and a 1 x 3-bedroom flat on the first floor and in the converted loft. Given that the proposal includes a family sized unit, the proposal is acceptable in principle.

Design and appearance

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.

There would be no external changes to divide the property into flats only the minor internal changes to the location of the doors.

Standard and quality of residential accommodation

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.

Ground Floor Flat (2 bed) and Upper Floor Flat (3 bed) provide approximately 109.8m² and 112.7m² internal spaces respectively. The London Plan Policy 3.3 requirement for a 2 bedroom, 3 person flat (within 1 storeys) should provide a minimum floor area of 61m². For a 3 bedroom, 6 person flat (within 2 storeys) the minimum floor area is 102m². The proposal meets the minimum floorspace standards set in the London Plan.

Both flats have suitable outlooks to the front and to the rear. The upper floor flat would have access to adequate outside amenity space both from the roof terrace and from the access to the garden via the stairs directly from the terrace. The steps have been established for some time and like the host property a couple of the other properties in this group houses have similar stairs accessing their gardens. It is intended that the garden would remain a shared space, used by one family occupying the two flats. Privacy would therefore not be an issue for the proposed occupiers of the ground floor flat concerned at the potential for users of the communal, amenity space to look in to their rear windows. Notwithstanding this, a degree of separation (screening) has been created around the ground floor area to maintain privacy for any future occupants of this flat.

Given the above considerations, the standard of accommodation, would be considered to provide an acceptable standard of living.

Impact on neighbouring amenity

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.

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.

There will be no external works carried out. The proposal overall is acceptable in amenity terms.

Transport considerations

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'.

The site has a PTAL rating of 2 and is located within a CPZ. Harringay and Hornsey stations are within 10 mins walking distance and the road is serviced by bus W5. The Council's Transportation Team has been consulted and advised that the proposal would need to include the provision for 4x cycle parking places at the front. The plans were updated with the requested cycle storage and would therefore comply with the London Plan Standards.

Waste

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

It was advised that the proposal would need to include the provision for refuse/recycle bin storage located in the front. The plans were updated with the requested refuse/recycle bin storage. The layout of the refuse/recycle bin storage is acceptable.

Conclusion

The proposal is considered acceptable in design and amenity terms and quality of accommodation.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

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.

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.

- 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.