



Officer Report

Application Number:	HGY/2023/0572
Application Type:	Full planning permission
Address:	118 Church Road, Tottenham, London, N17 8AJ
Proposal:	Retrospective planning application for the retention of existing use of the property as 2no. self-contained flats.
Case Officer:	Daniel Boama
Valid Date:	27/02/2023
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Applicant:	Mrs Munazza Rafique
Agent:	Mr Ocan Bob Mabelle

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the retention of the conversion of 1no. dwellinghouse into 2 self-contained flats, comprising of 1 x 1no. bedroom and 1 x 2no. bedrooms. The 1no. bedroom flat is contained within the ground floor level with direct access to the rear garden area and the 2no. bedroom self-contained flat is on the first floor level.

Site and Surroundings

The application site is a two storey mid-terrace residential property, with a 1 x 1no. bedroom on the ground floor and 1 x 2no. bedrooms on the first floor. The site is not in the conservation area nor is it within the curtilage of a listed building. However, it is located within the Family Housing Protection Zone.

The surrounding area to the north and east is predominantly residential in character. Directly to the south of the site is Lancasterian Primary School. To the west is Bruce Castle Park and Tottenham Cemetery.

Relevant Planning and Enforcement history

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

ENF/2022/0779 | Enforcement Investigation into the Change of Use of a 1no. dwellinghouse 2no. flats dated 06/12/2022

Consultation response

No consultation was carried out on this application.

LOCAL REPRESENTATIONS

The application has been publicised by way 8 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

Objecting: 0

Supporting: 0

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; and
5. Transport considerations.

Principle of development

Development Management DPD Policy DM16 'Residential Conversions' states 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 120m².

The original house is less than 120m² and is therefore not 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.

No extension or external alterations have been proposed, therefore this not considered to be an impact.

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.

Unit 1 (Ground Floor) – 1 Bed – Requires 50m² – Provides 48m² = Does not comply.

Unit 2 (First Floor) – 2 Bed – Requires 61m² – Provides 45m² = Does not comply.

The proposed dwellings do not provide at least the gross internal floor area, and therefore the proposal is considered to be not acceptable.

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.

No extension or external alterations have been proposed, therefore this not considered to be an impact.

Transport considerations

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.

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'.

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'.

The Council's Transportation Team has not been consulted. The application site falls within an area that has a PTAL of 3, which indicates that access to public transport is moderate. It is located in a CPZ, so there would not be an issue if car parking provision was not provided.

Conclusion

The proposed conversion of the single dwellinghouse will result in the loss of a family sized unit within the Family Housing Protection Zone. The gross original internal floor space of the original dwellinghouse is less than 120m², which is not acceptable in principle. The proposed. The internal minimum space standards for both new flats is less than their minimum space standard, and so neither flat complies. For these reasons, the proposal is considered unacceptable.

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

CIL APPLICABLE

N/A

RECOMMENDATION

REFUSE PERMISSION

Refusal Reasons:

The conversion of the single dwellinghouse results in the loss of a family sized unit within the Family Housing Protection Zone for which there is an identified need, contrary to Policy SP2 of the Haringey Local Plan 2017 and Policy DM16 of Haringey's Development Management DPD 2017.

The gross original internal floor space of the original dwellinghouse is below 120m² and therefore considered too small for conversion, contrary to Policy DM16 of Haringey's Development Management DPD 2017.

The conversion involves the over-intensive sub-division of the property resulting in sub-standard accommodation by reason of inadequate unit sizes contrary to Policy D6 the London Plan 2021.