

Date of meeting: 17/01/2023

Thank you for attending the recent pre-application planning advice meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site Address: Rear of 106 Downhills Park Road, Tottenham, London, N17 6PA

Proposal: Demolition of existing garage and buildings and the erection of a two storey two-bedroom house with parking space

Attendees:

- Peter - Vivendi Architects
- Frixos Kyriacou - F.P.S. (UK) Ltd
- Zara Seelig - Senior Planning Officer

1. SITE DESCRIPTION

The site subject of this pre-application enquiry is occupied by a detached garage situated on the Eastern side of Higham Road. The site is not located within a conservation area, it is not a listed building and there are no TPO's on the site.

2. RELEVANT PLANNING HISTORY

- None

3. RELEVANT PLANNING POLICY

The relevant planning policy documents under which such an application would be considered include the following:

- National Planning Policy Framework (2021)
- London Plan (2021)
- Haringey Local Plan (2017)
- Development Management DPD (2017)

4. COMMENTS ON PRE-APPLICATION SCHEME

In response to the plans/information submitted and the discussions at the pre-application meeting, the following advice and assessment is provided by officers.

It is proposed to construct a two-storey detached two bedroom dwelling with associated parking, refuse and cycle storage. The agent has submitted two design options.

Design

Proposal option number two layout appears to be likely acceptable with a well thought out design. As discussed at the pre application meeting, the ridge height and eaves height should follow from the row of terraced dwellings ending at no 194 Higham Road. It was discussed that the fenestration etc should also follow the pattern of the row ending at no. 194 Higham Road, namely the bay windows and the set in of roughly 1/3 of the front elevation. There was discussion of possibly adding a single storey side extension on the flank elevation facing the rear of 106 Downhills Park Road, although this would need to be set in from that shared boundary line and loss of light and overbearingness to this neighbour would need to be considered when designing this.

Neighbouring Amenity

The proposal would be set in from the boundary line with no. 194 and would not project further forward of the front elevation nor project further than the rear elevation of this property. No. 194 has no windows in the flank elevation facing the proposal site and so it is not considered the proposal would adversely impact the amenities of this neighbouring property. The proposal would be set in from the boundary line with the rear of no. 106 downhills Park Road, and although they do not have overly deep gardens, the proposal would be set in an ample amount as to not impact the amenities of this neighbouring property. The proposal would not be considered to impact the amenities of neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

Transport

The transport officer commented as follows:

Location and access:

This site is located to the northern side of Downhills Park Road, at the junction with Higham Road (on the eastern side of the junction)

The site has a PTAL value of 2, considered 'poor' access to passenger transport services. There are three bus services accessible within 6 to 7 minutes' walk of the site.

The site is to the eastern side of the Bruce Grove West CPZ, which operates between 2pm and 4 pm Monday to Friday. To the west of the site, the Belmont CPZ is in place, which has longer operating hours (0800 - 1830 Monday to Friday). The Wood Green outer CPZ is further to the west of the site.

Proposal and transportation considerations:

The location of this proposal is at present a detached garage to the rear of 104/106 Downhills Road and adjacent to No. 194 Higham Road. It is accessed via a crossover off Higham Road. It isn't clear which existing dwelling the garage is associated with.

The proposal is to demolish the garage and construct a two storey two bedroom detached house with one off street parking space.

From the transportation perspective, the main considerations are parking, cycle parking and the highway arrangement at the site.

The redevelopment of the garage will result in the loss of one, potential two off street parking spaces (it is not known if there is sufficient space to accommodate a parked car in front of the garage). The new dwelling, being two bedroom and not a family sized unit, will be unlikely to add any parking demand beyond one vehicle.

An off street parking space is proposed, however it appears that in order to construct it, the existing crossover will need to be reinstated and a new crossover created, which would require amendments to on street waiting and loading restrictions and a traffic management order process to follow. It is suggested the applicant consider not including an off street parking space with this proposal, given it is not a family sized unit, and instead the applicant could fund reinstatement of the crossover and that would enable provision of another on street CPZ space which would balance the off street facility and actually be more beneficial with regards local parking bay provision.

Cycle parking is shown located in the external amenity area within an external store. Full details of the proposed arrangements will be required with any forthcoming application, to demonstrate that the proposed arrangements meet TfL's London Cycle Design Standards and any associated installation specification from the supplier should also accompany any future application.

Summary

This pre application proposal is for redevelopment of the existing detached garage adjacent to 194 Higham Road, to enable construction of a two storey two bedroom dwelling. As a very small application this has no expected adverse implications from the transportation perspective. An off street space is proposed, however it is considered that this would not be necessary from the transportation perspective as an additional on street CPZ space could be provided at the crossover location which would have a wider benefit for local residents and this is preferred.

The cycle parking proposed for the amenity area/garden should demonstrate compliance with TfL's London Cycle Design Standards.

During the meeting, a question was raised as to whether a parking stress survey would be required, in this instance it is considered that providing details of the plan to reinstate the crossover would be sufficient.

Other matters

During the meeting, a question was raised regarding SUDS, as part of the proposal it is advised to include soft landscaping/sustainable drainage as part of the landscaping within the proposal. Sustainability and renewable energy measures should be considered at the earliest possible stage to ensure any required measures are designed into the application proposal.

5. Conclusion

In summary, officers are likely to support the proposal, it consists of a largely well thought out design, with materials that are complimentary. Please note the comments above and those discussed at the meeting regarding design.

6. INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically we will need two sets of all the information.

The following information will be required for registration of the planning application in respect of this site.

Planning Application

1. A completed application form available via the [Planning Portal](#).
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing plans (elevations, floor plans, roof plans and section where appropriate). All plans/elevations must have a scale bar and dimensions.
5. Proposed plans (elevations, floor plans, roof plans and section where appropriate). All plans/elevations must have a scale bar and dimensions.
6. Design & Access Statement (DAS)
7. Details of waste/refuse storage
8. Details of Cycle storage
9. Daylight/sunlight assessment

10. Details of the reinstatement of the crossover

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements at our website at:

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/do-i-need-planning-permission/planning-application-requirements>

7. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through several steps:

1. Validation/Checking
Applications are checked to make sure all required documents and fees are there and checked for any potential issues which need addressed to ensure compliance with policy. If considered 'valid' and likely to be acceptable they are registered. Applications are only checked when an officer is available so there can be several weeks before an application is validated and checked.
2. Registration
The application is entered into the register of applications and customers are informed formally that their application is registered.
3. Consultation (a minimum of 24 days following registration)
Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 24 days to comment on an application.
4. Decision
The planning service can deal with smaller applications under delegated powers (within 8 weeks) and will issue a decision notice stating whether the application has been approved or refused, and if there are any conditions that must be met.

8. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

PLEASE NOTE

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this pre-application advice note please contact the following Officer.

Officer: Zara Seelig

Email: zara.seelig@haringey.gov.uk