

26 September 2023

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow rectangular background.

Planning, Regeneration & Economy
London Borough of Haringey
Level 6
River Park House
Wood Green
N22 8HQ



Dear Sir or Madam,

130 MANOR ROAD, LONDON, N17 0JE

**FULL APPLICATION FOR SUBDIVISION OF EXISTING DWELLINGHOUSE INTO 2 RESIDENTIAL UNITS
PLANNING PORTAL REFERENCE: PP-12473209**

On behalf of our client BMR London Ltd, I write to submit a full application via the Planning Portal (ref: PP-12473209) for the subdivision of the existing dwellinghouse into two residential flats following approval for a 2-storey side extension and ancillary outbuilding at 130 Manor Road. Permission is sought for:

“Subdivision of existing dwellinghouse to create two dwellings and associated works”

Please find enclosed the following documents and drawings which have been submitted in support of the planning application

- Application Form;
- CIL Form;
- Site Location Plan (drawing reference: 22.1336 / 001 A);
- Existing Floor Plan (drawing reference: 22.1336 / 002)
- Existing Roof Plan (drawing reference: 22.1336 / 003)
- Existing South Elevation (drawing reference: 22.1336 / 004)
- Existing East Elevation (drawing reference: 22.1336 / 005)
- Existing North Elevation (drawing reference: 22.1336 / 006)
- Existing Section A-A (drawing reference: 22.1336 / 008)
- Proposed Ground and First Floor Plans (drawing reference: 22.1336 / 103 Rev B);
- Proposed Second Floor and Roof Plans (drawing reference: 22.1336 / 113 RevA);
- Proposed East Elevation (22.1336 / 108 Rev C);
- Proposed North Elevation (22.1336 / 109 Rev A); and
- Proposed Site Plan (22.1336 / 115).

The planning application fee of £462 (plus £32.20 Planning Portal fee) will be made in accordance with the Fee Regulations.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



The Site

The Site comprises a semi-detached property on a terrace of 2-3 storey dwellings in the London Borough of Haringey (LBH). The building is currently in residential use, uniform with the prevailing land use of the surrounding area. The site is located within LBH's Family Housing Protection Zone and is covered by an Article 4 Direction preventing the change of use from residential homes to HMOs.

There is no local or statutory listed buildings within or adjacent to the site, and the site is not located within a Conservation Area.

The Site has a Public Transport Accessibility Level (PTAL) rating of 3, where 0 is worst and 6b the best, indicating good accessibility. The Site is just 100 metres from Northumberland Park railway station, which is served by Greater Anglia and offers frequent services towards Stratford, Meridian Water and Bishops Stortford. The Site also benefits easy access to three bus stops located 200 – 600 metres from the Site which provide access to a total of 5 bus services.

There are no trees subject to Tree Preservation Orders within or adjacent to the Site.

The Site is within Flood Zone 2, where there is a medium risk of flooding.

Planning History

One relevant planning application at the site has been identified, as below:

HGY/2023/1864 – “Two-storey side extension, rear dormer extension and erection of ancillary garden office.”

The application was approved on 8th September 2023.

Three further applications of relevance have been identified at neighbouring sites along Manor Road and St Paul's Road (200m south west of the Site):

13 St Paul's Road

HGY/2022/4518 – “Erection of a rear ground floor extension and the conversion of the property into two self-contained flats (Class C3 Use).”

Approved March 2023

11 St Paul's Road

HGY/2022/2267 – “Conversion of house into 2 self-contained flats: 2x 3 bed.”

Approved October 2022

29 Manor Road

HGY/2020/2520 – “Certificate of lawfulness for the existing use of the property as five self-contained flats.”

Approved November 2020

The above applications demonstrate a precedent for the subdivision of properties into flats within the local area.

The Proposal

The proposed development comprises the subdivision of the dwellinghouse into two residential flats, each with private external amenity space in the form of gardens.

The proposed works follow determination of HGY/2023/1864 which approved a two-storey side extension, rear dormer extension and erection of ancillary garden office at the application site.f

A summary of each proposed unit is outlined below:

Unit No.	Unit Size	Internal GIA	Amenity Space	Cycle Parking Spaces
Flat 1 (GF)	1-bedroom / 2-person	50sqm	100sqm	2
Flat 2 (1F/2F)	3-bedroom / 4-person	90sqm (plus 59sqm outbuilding)	241sqm	3

The private amenity space for Flat 1 is accessed directly from the unit to the rear, and can also be accessed via a gate from the the side of the property. The private amenity space and outbuilding for Flat 2 is accessed solely via the side of the property.. The two large amenity spaces are separated by a fence.

Cycle storage for each unit is provided in the respective rear gardens.

Within the front garden, there is also provision for appropriate waste storage to serve the two units.

Planning Policy Framework

- London Plan 2021 (LP)
- Haringey Strategic Policies DPD 2017 (SPDPD)
- Haringey Development Management DPD 2017 (DPD)

A draft Local Plan is expected to be published for consultation in Autumn/Winter 2023 but has not been published at the time of this submission.

Planning Considerations

Principle of Development

Policy DM16 of the DPD states the Council will only permit the conversion of larger homes to small self-contained homes within the Family Housing Protection Zone where they meet a number of requirements. These have been set out within the table below:

Policy DM16 Requirement	Complies?
The gross original internal floorspace of the existing dwelling is greater than 120sqm	The original internal floorspace exceeds 120sqm.
The proposal satisfies all other relevant policies including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection	The proposed flats meet or exceed the minimum internal space standards, and each contain private amenity space in exceedance of policy requirements. Refuse storage for both proposed flats is provided in the communal front garden. The proposals are considered to comprise adequate levels of privacy and daylight.The site is considered

	to be is an accessible location. The site is also located within a CPZ.
The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;	The proposed units have been stacked to prevent noise disturbance travelling between them.
The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas	The only external alteration proposed under this application is the installation of two gates within the side alley to provide separate access to the two private gardens. This will not detract from the appearance of the property.
The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene	No changes to landscaping are proposed.
The proposal provides for a mix of unit sizes in line with Policy DM11.	The proposals comprise 1 x 1-bed/2-person unit and 1 x 3-bed/4-person unit. As such they are considered to comply.
The proposal results in no net loss of family sized units.	There is no net loss of family sized units as a 3-bed/4-person unit is proposed.

Based upon the above, the proposals are considered to be in accordance with Part B of Policy DM16 and therefore considered to be acceptable in principle to be subdivided within the Family Housing Zone.

Residential Standard of Accommodation

Policy D6 of the LP requires housing developments to be of high quality design, providing comfortable and functional layouts, benefitting 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. Developments must meet national space standards. The sections below outline how each of these requirements are met within the proposals, save for private amenity space, daylight and sunlight and outlook which have been addressed above.

Internal Space

The SPD requires developments to meet or exceed the minimum residential space standards. As indicated below, the internal GIAs for each residential unit meet or exceed the nationally described space standards:

Unit No.	Internal GIA	National Standards
Flat 1 (1b2p)	50sqm	50sqm
Flat 2 (3b4p / over 3 storeys)	90sqm	90sqm

Additionally, the proposals meet the private internal space standards set out at Parts 1) – 8) of the LP Policy D6. As such, the proposals will provide a generous sized living environment for future occupants.

Private Amenity Space

Standards for private amenity space are set out within the London Plan Policy D6 and require a minimum of 5sqm for 1-2 person dwellings and an additional 1sqm per additional occupant. The rear garden has been subdivided, to provide garden space proportional to each residential flat. The proposed amenity space is set out below:

Unit No.	Amenity Space	London Plan Requirement
----------	---------------	-------------------------

Flat 1 (2 person dwelling)	100sqm	5sqm
Flat 2 (4 person dwelling)	241sqm	8sqm

The amount of private amenity space provided for each unit therefore significantly exceeds London Plan requirements and is therefore a significant benefit of the proposals, further improved by the fact the amenity space is well screened and benefits from high levels of sunlight.

Direct access is also provided from each flat, with Flat 1 being directly accessed from the rear door while Flat 2 has access via a side door which accesses the side path, leading to the rear garden. As such, the proposals offer high quality private amenity space for each unit which significantly exceeds London Plan requirements, to contribute to high levels of residential amenity for future occupants.

Daylight & Sunlight

The proposed dwellings are spacious dwellings which benefit from large windows. As such we are confident that the proposals will result in an acceptable levels of internal light and as such provide high quality space for future occupants.

Dual Aspect

The London Plan requires developments to maximise dual aspect provision, avoiding single aspect units. In accordance with these requirements, both flats are dual aspect to ensure well-lit environments for future occupants.

Privacy and Overlooking

Overlooking is not expected to be an issue as a result of the proposals, given they retain existing windows to the front and rear. The windows to the side look out at a side path only. As such, the proposals are considered acceptable in this regard.

Car and Cycle Parking

Car Parking

Policy DM32 of the DPD states that the Council will support proposals with limited or no on-site car parking where there is a PTAL rating of at least 4, and will be assessed against the car parking standards set out within the London Plan. The London Plan states sites within Outer London with a PTAL of 3 have a maximum parking provision of 0.75 spaces per 1-2 bed dwelling and 1 space per 3+ bed dwelling. The Site benefits from a PTAL rating of 3 and is proposed as car free. This is considered to accord with the maximum standards set out within London Plan Policy T6.1.

There is a Controlled Parking Zone which controls parking in the local context of the site. The Applicant agreed to signing a Unilateral Undertaking to restrict future residents from obtaining parking permits.

Cycle Parking

Policy SP7 of the SPDPA aims to promote cycling as a sustainable transport mode, and is supported by DPD Policy DM31. Cycle parking should be provided in accordance with London Plan guidance, as set out in Policy T5. A bicycle store for 2 bikes is proposed for Flat 1 and a store with capacity for 3 bikes is proposed for Flat 2 within the rear garden of the properties, to provide cycle parking in accordance with Policy T5.

Waste Provision

Waste provision, to include 1 x 240lt refuse bin; 1 x 240lt recycling bin, 1 x food waste box and 1 x garden waste sack, is provided for each unit in the front garden. This accords with local guidance on waste storage.

Summary

I trust that the information submitted is sufficient to assess the application and I look forward to receiving confirmation that the application has been validated. In the meantime if you require any further information please do not hesitate to contact me.

Yours sincerely,

