



Officer Report

Application Number:	HGY/2023/0691
Application Type:	Full planning permission
Address:	43 Grand Parade, Tottenham, London, N4 1AQ
Proposal:	Erection of an additional two storeys over the existing ground floor rear extension and alterations to internal layout to create three new one-bedroom flats and one studio flat.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	10/03/2023
Applicant:	Mr Ahmet Murad Ustunurmeli
Agent:	Mr Murat Aydemir

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

1.1 This application proposes the erection of an additional two storeys over the existing ground floor rear extension and alterations to internal layout to create three new one-bedroom flats and one studio flat.

Site and Surroundings

1.2 The application site is situated on the corner of Grand Parade and Roseberry Gardens. The site comprises a substantial three-storey building with additional accommodation at roof level with restaurant use on the ground floor, with associated kitchen within a single storey rear extension, and residential flats on the upper floors. The upper floors level currently comprises three 3-bed flats.

1.3 The site is neither located within any designated conservation area, nor is the building statutorily listed. The site is not located within any Restricted Conversion Area, as defined by the Local Plan Proposals Map, but it is within a Family Housing Protection Zone, as defined within the adopted Development Management Development Plan Document.

Relevant Planning and Enforcement History

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

- HGY/2022/1861 REF 15/08/2022 Two-storey rear extension above existing rear extension with mansard roof over to create 2 studio flats.
- HGY/2021/2594 REF 12/10/2021 2-storey rear extension above existing rear extension with mansard roof over to create a 4-bed maisonette.

- HGY/2016/3324 GTD 15/11/2016 Erection of a two-storey rear extension above an existing ground floor rear extension and alterations to internal layout to create 3 x one-bedroom flats and 1 x studio flat.
- HGY/2014/1422 GTD 15/07/2014 Variation of Condition 4 (hours of operation) attached to planning permission HGY/2012/1442 to alter the operation hours to 10.00 to 24.00 Sunday to Thursday and 10.00 to 01.30 Friday and Saturday.
- HGY/2012/1442 GTD 14/09/2012 Change of use from A1 to A3 (Restaurant) with installation of one flue attached to rear of property and new ventilation system.

2. CONSULTATION RESPONSE

2.1 The responses below were received following consultation on the application:

Internal:

- 1) LBH Transportation Team: No objection subject to condition to provide secure cycle storage.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 82 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: 2

Objecting: 2

Supporting: 0

3.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Objections on the grounds that new glass patio windows and its viewing platforms will look directly into my property. This will negatively impact my tenants, my ability to rent the flat, and also the value of my flat.
- The glass "privacy screens" overlooking the street are not suitably in keeping with the original property and it will be an eyesore. The screens are also not in keeping with the period properties on the street.
- Objects for the lack of information on the application i.e., drawings, sizes, how far the construction will go height and length etc.

3.3 Comments on representations:

- Objector's comments are noted. However, the proposed extension with the glazed patio door would overlook directly onto solid flank wall of the side of No.2 Roseberry Garden. It is considered that the proposal would not significantly harm the living condition of the adjoining occupiers in terms of overlooking and loss of privacy.
- The proposed roof terrace is screened to prevent views to any habitable rooms, and it will not detract from the character of the locality. There are similar roof terraces amongst the corner properties within the locality.

4 MATERIAL PLANNING CONSIDERATIONS

4.1 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.

Principle of development

5.1 London Plan (2021) Policy H2A outlines a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10-year target is 2,600).

5.2 London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

5.3 The principle of development has been established by virtue of the previously approved permission reference HGY/2016/3324 for the (Erection of a two-storey rear extension above an existing ground floor rear extension and alterations to internal layout to create 3 x one-bedroom flats and 1 x studio flat). This permission was never implemented and as such lapsed. Therefore, the substantive development has been accepted.

5.4 The current proposal is similar to the approved scheme HGY/2016/3324 in terms of footprint, bulk and massing. Differences relates to design of the external materials- whilst the previously approved scheme external design in terms of materials was modern and contemporary with the use of lightweight materials. The current proposal utilised brick work to match existing.

5.5 Given the existing flats above the commercial unit on the ground floor level and residential nature of the surrounding area, the principle of residential development in this located is accepted.

Design and appearance

5.6 London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

5.7 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.

5.8 The proposal involves the erection of a stepped two-storey rear extension above an existing single storey flat roof ground floor extension. The proposal is considered to be acceptable for the following reasons:

- The extension would be subordinate in scale to the substantial host building and would not be a significant enlargement of the building.
- The design, form and facing materials of the extensions, would be complimentary to the host building, would be high in design quality and would be a welcome addition to the building; and
- The extension would generally be in keeping with the scale of development in Roseberry Gardens and would provide a good step from the larger buildings in Garden Parade to the neighbouring terrace.

5.9 The design approach is considered to be in keeping with the wider adjoining terrace along Green Lanes. While the stepped two-storey rear extension is always desirable the rear addition a continuation of the end terrace is also considered to respond appropriately to the existing side elevation.

Standard and quality of residential accommodation

5.10 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.

5.11 All of the proposed flats would accord with minimum standards and would be afforded an adequate level light and outlook. It is also considered that the flats would be acceptable in terms of their stacking with the main living accommodation located above one another. Overall, the scheme would result in good standard residential accommodation with dual aspect, good floor to ceiling height, outlook from habitable room, natural ventilation, privacy and light level.

5.12 The proposal would also result in provision of adequate private outdoor amenity space in form of roof terrace, which useable, private, and practical and meets the minimum required standards stipulated within the London Plan Policy.

Refuse and recycling storage facilities.

5.13 The plans include storage facilities for refuse and recycling within an internal storage area at ground floor level, to the rear of the site. The facilities would be suitably located for street side collection. As such, the proposal is considered to be acceptable in terms of refuse and recycling storage, subject to a condition requiring its provision prior to first occupation of the units.

Impact on neighbouring amenity

5.14 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.

5.15 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.

5.16 The proposed extensions would not cause a significant loss of light to neighbouring windows, as the rear of the adjoining neighbours are dominated by the external stair-case and non-habitable windows.

5.17 The proposed extensions would not comprise any windows that would directly face neighbouring windows and existing levels of privacy would be protected as a result.

5.18 The proposed roof terraces would be screened to prevent views back to habitable room windows in Grand Parade. Views to windows in the neighbouring terrace would be acute and would not allow for significant intrusion. Taking the above into account, the proposal is considered to be acceptable and accords with adopted planning policy.

Transport considerations

5.19 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.

5.20 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'.

5.21 The application site is located in an area which has good public transport accessibility. Given the large size of the existing dwelling and the small increase in floor space, it is not considered that the proposal would have any significant impact upon parking in the vicinity and, as such, it is not necessary for car-free development to be secured.

5.22 The proposed units would generate the requirement for 2 cycle storage spaces and the submitted plans indicate that this could be accommodated within a secure and covered internal storage area at ground floor level, to the rear of the site.

Conclusion

5.23 The proposal is considered to be acceptable in principle and would be appropriate in terms of the impact of the development upon the appearance of the host building and trees within the vicinity. The standard of living accommodation would meet London Plan standards and the residential amenity of existing neighbouring occupants would be protected.

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

6. CIL APPLICABLE

The development is less than 100 square metres but is for a whole new unit and as such is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £2,840.20 (44sqm x £64.55) and the Haringey CIL charge will be £2,352.24 (44sqm x £53.46 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice

and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7. 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 Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4 Prior to first occupation of the dwellings, hereby approved, the refuse and recycling storage area shown on the approved plans shall be provided and retained in perpetuity, in line with the approved details.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy DM1 of the Haringey Development Management Plan 2017 and Policy D6 of the London Plan 2021.

- 6 The privacy screening to the terraces shall be installed in accordance with the approved drawings prior to first occupation of the development, hereby approved, and shall be retained in perpetuity thereafter, unless otherwise approved by the Local Planning Authority.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of the Haringey Development Management Plan 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 : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £2,840.20 (44sqm x £64.55) and the Haringey CIL charge will be £2,352.24 (44 x £53.46). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor within the table below

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.