

G. Nicastro LL.B.

Planning Consultancy

60 Southbury Road Enfield EN1 1YB.

Direct Tel / Fax (+44) 020 8363 1351

E-mail nicastro@talktalk.net



Planning Statement

Section 70 et seq of the Town and Country Planning Act 1990 ("The Act")

Re: Outline Planning Permission relating to land at 2 Coniston Road Tottenham London N17 0EX ("The Site")

Applicant: Priory Homes Ltd

Filed on behalf of the Applicant with its knowledge consent and approval

The Proposal

- 1.1 This is an application for the construction of a two storey 1 bedroom dwelling house with workspace/office following removal from the Site of the open storage of materials and the steel container placed thereon for which a Lawful Development Certificate was granted under reference HGY/2022/4532
- 1.2 This is an outline application with matters restricted to access, landscaping, layout and scale. The reserved matter under the DMPO is that of “appearance”.
- 1.3 On implementing the proposed development manifestly the steel container and building materials will be removed, thus returning the site to exclusive residential use.
- 1.4 The dropped kerb currently serving the site, can if the council’s highways and transportation team require, be re-instated thus providing one additional resident parking space on Grange Road. Cycle parking will be provided on site. The proposed development is modest, not giving rise to any material impacts on public transport and highways network. The possible parking effects of the proposal are beneficial to the local area and compliant with the requirements of the London Plan 2021

Site Description

- 1.5 The Site does not contain a listed building nor is it located in a conservation area. The Site is not back land, having direct access to Grange Road. It is located within a residential area overlooking a tree screened industrial site to the east of Grange Road.
- 1.6 To the south of the Site, there is located the Applicant’s retained building which has the benefit of a Lawful Development Certificate under ref HGY/2021/2661 for five self-contained flats and two non-self contained units. The building known as 2 Coniston Road is totally separate and fenced off from the Site with 2metre high timber fencing.

No part of the site has ever been used by any of the occupiers of the house at 2 Coniston Road. The occupiers have thus never had any amenity benefit of the Site.

- 1.7 To the west of the Site there is located the rear gardens of properties fronting onto Coniston Road. At the boundary between the Site and 4 Coniston Road, within the garden of 4 Coniston Road there is a row of three leilandii trees which provide fencing and shield the privacy of the rear gardens of the dwellings to Coniston Road from the existing commercial use being made of the site.

The first floor window proposed in this application does not serve a living room, which together with the trees, enforces privacy of the residents at the rear of the site.

- 1.8 To the immediate north of the Site, within the curtilage of 97 Brantwood Road, there is timber fencing in excess of 3.5 metres high so masking the presence of the proposed dwelling which in any event proposes only small velux windows that look skywards.

- 1.9 Visibility into the rear gardens of other properties on Brantwood Road will be impeded by 2 metre high timber fencing that will adorn the northern and western boundaries of the Site.

- 1.10 The Site is a small site of approximately 80sqm and carries a PTAL rating of 3 (see Report attached) which given the single bedroom proposed and the parking standards under the London Plan 2021, means that the Site has, in effect a fair to good rating and less than 1 parking space is the maximum under the current London Plan

2 Planning Considerations

- 2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposed development.

- 2.2 Local Plan Policies SP1 and SP2 identify the number of new homes to be provided within the Borough between 2015-26. There is a significant shortfall as identified in the last published HDT figures. Haringey is also shown to be in the Buffer Zone, so indicating that 20% more land is required for the 5 year land Supply targets. Policy DM11 of the Haringey DPD provides for a mix of housing types of which the proposal will be an example, juxtaposed to the family sized terrace housing located in the immediate vicinity of the site.
- 2.3 The Proposal is for the erection of a 1 bedroom two storey dwelling house. It will contribute to a mixed supply of housing in the borough in an eminently accessible location in accordance with policy and in principle acceptable and complimentary to other planning considerations
- 2.4 Upon the Site there is a steel container used for the storage of tools and material used in the building trade. The area surrounding the steel container is similarly used for open storage of building materials. The siting of the steel container and its use has the benefit of a Lawful Development Certificate having been in situ for in excess of ten years. Its presence and use has detrimental impact on the street scene and is a negative contributor to the immediately surrounding residential area. It is submitted that the proposal is therefore acceptable in the light of the benefits to the public that it brings.
- 2.5 In terms of design, the building does not break the pattern of development in the immediate area. It is of a size that will not appear unduly intrusive within the street scene. The bulk, height and massing responds well to the immediate townscape with a touch of the contemporary to make it an acceptable design approach in an area which is not considered to be of high architectural value. It will amount to an improvement in terms of use and visibility to what is already there while introducing interest where currently there is none. Conditions which will be imposed on the submission of reserved matters (Appearance) will go to heighten interest on the Site.
- 2.6 Overall, it is submitted that the proposed design, appearance, massing, height, depth, width and siting of the proposed development is acceptable and a positive contemporary addition to the surrounding area, providing interest and a more compliant use of the residential area in which the site is located.
- 2.7 Haringey policy DM1 and DM12 require that developments ensure a high standard of privacy and amenity. The plans accompanying the application and the matters

highlighted in paragraphs 1.6 to 1.9 above propose a high standard of amenity for both current and future occupiers of the Site and of the properties on Coniston Road and Brantwood Road.

- 2.8 The proposed building is sited at the northern extreme of the Applicant's land, after leaving a 1 metre passageway. It is some 16 metres away from the house on Brantwood Road. The proposed building is over 5 metres away from 2 Coniston Road with the flank wall only barely protruding above the 2 metre timber fencing. Due to the lower height of the proposed dwelling and the pitch roof provided does not create a sense of overlooking, outlook, enclosure or overbearing to the occupants of 2 Coniston Road and the future occupiers of the proposed building.
- 2.9 The existing timber fencing bounding the north and south of the site and the row of trees in the rear garden of 4 Coniston Road serve to contain the site and thus not giving rise to any unacceptable impacts on the residential amenity of the occupiers of the mentioned properties.
- 2.10 No first floor rear elevation windows are proposed (except that to the bathroom) and no velux windows are proposed to the southern flank of the roof plane. So ensuring that there is no overlooking or privacy issues to neighbouring properties
- dormer
- 2.11 Accordingly, it is submitted that the proposal is acceptable.

Living conditions of future occupiers

- 2.12 The Plans accompanying this application clearly set out the GIA of the proposed dwelling. The application is for a two storey 1 bed dwelling with an office/work space. The new dwelling will have policy compliant floor to ceiling height with dual aspect lighting and so providing adequate levels of lighting and outlook for the intended occupiers. The GIA of the proposed dwelling (of 66sqm), as will be seen from the accompanying plan ref PH/04 comfortably exceeds the standards of 58SQM set out in the London Plan 2021 and the NDSS (2015).
- 2.13 The London Plan requires a minimum of 5sqm of private outdoor amenity space per person with a further 1sm per additional person. The dwelling applied for is designed for two people with an office/work space. The private garden area

provide at the rear of over 8sqm comfortably exceeds the minimum requirements of the London Plan Housing SPG. The Florence Hays Recreation Ground, less than 400 metre away, provides further quality public amenity space for the intended occupiers.

- 2.14 Given the above, it is submitted that the proposed new dwelling house will be provided with an acceptable standard of living accommodation for its occupiers which exceeds the minima set out by policy.

Parking and Highways

- 2.15 The property lies within 5 minutes walk of Fore Street Tottenham along which bus routes 123,149,243,259,279,349 and 476 pass on a regular basis. It also lies within 10 minutes walk away of White Hart Lane Station for fast and frequent underground and overground services. It has a PTAL of 3 which in the circumstances is fair to good.

- 2.16 The proposed dwelling is endowed with onsite cycle parking provision as the reader will see from the accompanying plans, providing yet one more sustainable transport mode to tackle climate change and improve local place shaping in accord with both the London Plan and the Haringey policy DM31 for sustainable transport. One cycle parking space for a 1 bedroom unit is the amount specified under the London Plan.

- 2.17 Coherent with these policy aims, the proposal does not provide for onsite parking of a domestic vehicle. This is policy compliant. The London Plan's aim is to avoid over provisioning of parking spaces with its stated aim to provide less than 1 parking space per unit. Policy T6.3 and Table 10.3 of the London Plan 2021 specify that for 1-2 bedroom dwellings in PTAL 3 specify maximum parking provision of up to 0.75 per unit. The proposal is for only 1 x 2 person dwelling unit for which it is within the aims of policy that it be a car free development in this instance.

- 2.18 The proposed development affords the Council the opportunity to reinstate the dropped kerb that currently serves the Site and so provide an additional public parking space to the immediately adjoining Resident Parking Area on Grange Road.

The Applicant is agreeable to a condition, if permission is granted, to enter into an agreement under s278 of the Highways Act to be defray any attendant costs on or after commencement of the development applied for.

- 2.19 Given the scale of the development and the level of occupancy applied for, the public transport in the area, the PTAL rating and the re-instatement of the dropped kerb, it is submitted that the proposal does not result in any harm to the transport and highways network or result in on street parking stress to an unacceptable level. Therefore, on these grounds, the development falls to be permitted.

Waste Management

- 2.20 Onsite bin storage area is provided for the development for general waste, recycling and organic waste to cater for the anticipated volume of waste arising from the site in accordance with the requirement of policy DM4. It will be provided beyond a gated side passage with the bins being taken out onto Grange Road for collection as per the established routine.

Impact on Trees

- 2.21 There are no trees on the Site. There are 3 trees in the rear of 4 Coniston Road on the boundary with the Site. The trees are of the Leilandii variety which are very often used for fencing. They are of little or no import save to shield 4 Coniston Road from the current commercial use of the Site. If deemed requisite, in response to the trees required by policy DM1, the tree root structure of these trees will be protected during the course of development.

Conclusion

- 2.22 In the light of the foregoing, it is submitted that the proposal is appropriate in terms of impact upon the character and appearance of the surrounding area. The standard of living accommodation provided would be high and the residential amenity of the existing neighbourhood enhanced without any significant impact on the transport and highways network. Accordingly, it is submitted that this outline application falls for approval and look forward to hearing from the council to that end.

Attached PTAL Report