



Officer Report

Application Number:	HGY/2023/1917
Application Type:	Full planning permission
Address:	1 Stonebridge Road, Tottenham, London, N15 5NY
Proposal:	Retrospective application for the addition of basement and lightwells and the reconfiguration of the internal layout of the three storey residential development granted planning permission under application references HGY/2016/0912 and HGY/2019/2607 in order to provide one additional flat, providing three flats in total (comprising 1x1-bedroom, 1x2-bedroom and 1x3-bedroom units).
Case Officer:	Josh Parker
Valid Date:	17/07/2023
Applicant:	Mr Aid Mehmetaj
Agent:	Mr Shiraz Uddin

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The site is situated on the junctions of Stonebridge Road and Seven Sisters Road, a busy thoroughfare with a gross area of approximately 220m². The subject site is wedged in between the junction with a national rail route elevated directly behind.

Stonebridge Road primarily consists of 3 storey residential dwelling town houses. The site has a new 3 storey building with 2 flats with 1 and 2 bedrooms finished as part of the permissions ref: HGY/2016/0912 and HGY/2019/2607.

The site is not within the curtilage of a listed building nor in a conservation area.

PROPOSED DEVELOPMENT

The applicant is applying for permissions for:
Retrospective consent for added basement and lightwells to add a 1 bedroom flat by reconfiguring the existing layout to the 3-storey new build planning reference HGY/2016/0912 and HGY/2019/2607.

SITE HISTORY

All existing planning applications have been considered for this application:

HGY/2011/2014 Subdivision of existing site and erection of 3 storey block comprising 1 x two bed, 1 x 3bed and 1 x 4 bed self-contained flats. Refused 23/12/2011.

HGY/2012/0698 Subdivision of existing site and erection of 3 storey block comprising of 1 x 2 bedroom and 1 x bedroom maisonette. Approved 07/06/2012.

HGY/2016/0912 Subdivision of existing site and erection of 3 storey block comprising of 1 x 2 bedroom and 1 x 1 bedroom maisonettes. Approved 19/05/2016.

HGY/2019/2608 Variation of condition 2 of planning permission granted under HGY/2016/0912 (subdivision of dwelling to 2 flats) to add an additional bedroom to the second floor flat and increase footprint of building.

The planning history of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

CONSULTATION

LBH Building Control – There appears to be no means for drainage in both lightwells except a sump in the front one. A condition should be implemented so that a suitably qualified person demonstrates how water would drain effectively from both lightwells to prevent sub-par living conditions through wet months.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Basement and lightwell addition;
3. Impact on neighbouring amenity;
4. Accommodation standards;
5. Transportation.

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposal is for the retrospective consent to add in an additional 1-bedroom flat to the permissions HGY/2016/0912 and HGY/2019/2607 as mentioned above. All basement/lightwell works beyond the scope of the previous permissions have been undertaken and signed off by a registered structural engineer. As the bulk of the assessment pertains to the 2 lightwells that have been added as the rest of the works pertain to the basement works created below the subsurface of the approved footprint.

The first lightwell runs parallel with the Stonebridge Road frontage for 6.39m with a depth of 0.91 and protrudes approximately 0.4m beyond the existing footprint allowing natural light into the eastern ground floor bedroom and bathroom. The other lightwell is 2.3, by 1.5m located in the north-western corner behind the staircase, allowing light into the other two ground floor bedrooms. The boundary treatment consists of a large 2m red brick fence and therefore the lightwells would not be visible from the street scape or beyond. The lower ground floor additions will be acceptable from a design lens for the reasons discussed above.

Basement Development

Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment.

London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it is recognised and outlined that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impact on the local environment and residential amenity.

A Basement Impact Assessment (BIA) has not been submitted however the works have been checked by a suitably qualified structural engineer. Officers accept that as London Clay Formation has a propensity for high levels of shrinkage and swelling as a result of seasonal variances in moisture content, there will be inevitable issues of subsidence. This however cannot preclude or mean that basement works cannot take place in such areas. As the works have been overseen and signed off by a structural engineer officers accept that the proposal would not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway consistent with Policy DM18 (A(a)).

The site is within a Critical Drainage Area as defined in Policy DM26, which requires that all proposals for new development within a CDA to incorporate measures to reduce the overall level of flood risk, and dependent on the nature and scale of the development to provide a Flood Risk Assessment. The works here have no such supporting documentation to suggest compliance with this Policy/overlay. As such there shall be a condition that to demonstrate that water can be drained effectively from both lightwells before occupation of the ground floor and lower ground floor flat.

Subject to the conditions outlined above the basement works here is considered acceptable.

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.

It should be noted that the lightwell and basement would not have any effects in regard to the amenity tests as it is in the subsurface and the lightwells would not create any privacy issues that area unacceptable as they are both private and hidden. The windows introduced are below ground floor level and there are not above ground works.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Accommodation standards

Policy 3.5 of the London Plan 2021 requires proposed residential developments to meet minimum floor space sizes and standards, and have regard to the housing Planning Officer Delegated Report design standards set out in the Mayor's London Housing SPG. Policy SP2 of the Haringey Local Plan 2017 and policy DM12 of the Haringey Development Management DPD 2017 reiterates these requirements.

Previous permissions Ref: HGY/2019/2607 layout:

Flat reference	Occupancy	Floorspace proposed	Floorspace required	Complies (Yes / No)	Additional comments
A	2b4p	82sqm	79sqm	Yes	This is over two storeys.
B	2b3p	74sqm (71.5sqm)	70sqm	Yes	This is over two storeys.

The proposed flats have been now altered to the following:

Flat 1, 3 bedroom: Lower ground (61.0sqm) and ground floor (55.5sqm) total = 106.5sqm
Compliance for 2 storey, 3 bedroom (4 people) dwelling = 84sqm.

Flat 2, studio: First floor (53.2sqm)
Compliance for 1 storey, 1 bedroom (2 people) dwelling = 50sqm.

Flat 3, 2 bedroom: Second floor (52.7sqm) and third floor/loft (32.6sqm) = 85.3sqm

Compliance for 2 storey, 2 bedroom (3 people) dwelling = 70sqm

The above sets out the minimum requirements for all three flats, suggesting that all 3 flats would meet the minimum floor space requirement to meet London Plan Standards, the floor space size and floor-to ceiling height layout of the flats is acceptable.

Satisfactory means of outlook and light would need to be provided for all habitable rooms. The main assessment here in regard to outlook and daylight would be on the basement accommodation as the combination and exposure for the habitable rooms above have been assessed in previous permission and would/do have satisfactory outlook and daylight. Although no supplementary lighting assessments have been submitted in this application officers accept the light and outlook conditions for retrospective basement could be improved. However, as the main living quarters and kitchen are on ground level are subject to somewhat normal level of sun lighting conditions and all bedrooms have access to decent sized lightwells the living conditions on within Flat 1 (basement and ground floor) are acceptable.

Overall, flat sizes are comfortably over the minimum square metre requirements and the outlook and natural light levels of all flats will be acceptable for the reasons discussed above.

Transportation

It should be mentioned that the site has a PTAL of 6a which is the best possible rating. The site is situated between both Seven Sisters and South Tottenham stations, both being a 2minute walk and several bus stations and routes.

Three cycle parks have been provided with the initial application which has the scope to hold additional bikes. This would be acceptable because of the high PTAL score and the small amount of net gain in potential occupancy.

Conclusion

The proposed development is in general accordance with Policies DM1, DM12 and DM18 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

CIL APPLICABLE

As the application is re-configuring the building and adding a basement retrospectively, this would change the scheme meaning it is captured under the 2023 CIL rate and therefore the following calculations have been made. Total floor space (175sqm approved permissions) + (61sqm basement addition) = 236.

Based on the information given on the plans, the mayoral CIL charge will be £15,233.8 (236sqm x £64.55) and the Haringey CIL charge will be £12,616.56 (236sqm x £54.46). This will be collected by Haringey after/should the scheme is/e 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.

RECOMMENDATION

Approved subject to conditions:

Conditions:

- 1 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.

- 2 The development shall not be occupied until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and prior to first occupation and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

- 3 Full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of five cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 4 The development shall not be occupied until details demonstrating how water would drain effectively from both lightwells to the standard of Building Regulations 2010 (as amended). The ground and lower ground floor shall not be occupied until the works suggested works have been implemented.

Reason: To avoid substandard living conditions and prevent flooding of the lower ground floor accommodation within a designated Critical Drainage Area in accordance with Policy DM26 of Haringey's Development Management DPD (2017).

Informatives:

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 £15233.8 (236 x £64.55) and the Haringey CIL charge will be £12,616.56 (236sqm x £54.46). 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