

Officer Report

Application Number:	HGY/2026/1287
Application Type:	Full planning permission
Address:	5 Radley Road, Tottenham, London, N17 6RH
Proposal:	Demolition of existing rear infill lean-to extension, the erection of a new single-storey rear extension and the conversion of the property into two self-contained flats (comprising one 2-bedroom flat at ground floor & one 2-bedroom flat at first floor, with associated external alterations, cycle/refuse storage and amenity space.
Case Officer:	Neil McClellan
Valid Date:	20/05/202
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Applicant:	Thomas Boateng
Agent:	Mrs Arita Beqiri

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Demolition of existing rear infill lean-to extension, the erection of a new single-storey rear extension and the conversion of the property into two self-contained flats (comprising one 3-bedroom flat at ground floor & one 2-bedroom flat at first floor, with associated external alterations, cycle/refuse storage and amenity space.

Application has been revised to include a larger ground floor rear extension in order to accommodate a 3-bedroom flat at ground floor. Amended refuse store to front.

Site Description

The subject site is a two storey mid-terraced house. The property has a large two storey outrigger located to the rear.

The site has excellent access to public transport with a PTAL of 5. Bruce Grove London Overground and mainline station is a 5-minute walk from the site and there are numerous bus routes running nearby.

The site is close to the amenities of Bruce Grove district shopping centre.

The site is within Haringey's Family Housing Protection Zone.

The site is not located within a conservation area, and the property is not within the curtilage of a listed building.

Planning and Enforcement History

There is no planning or enforcement history relating to this site.

LOCAL REPRESENTATIONS

Four responses have been received in response to notification and publicity of the application, all objecting to the proposal.

The following issues have been raised by the objectors:

- Parking in the surrounding area is already extremely limited, with residents regularly experiencing difficulty finding spaces. The proposed conversion would exacerbate the situation.
- The scale and positioning of the extension would result in a loss of privacy and reduced daylight for neighbours and would appear overbearing. One objector refers to BRE guidelines and right to light legislation.
- Haringey have previously declined social housing in the area due to oversupply.

Officer comment: This is not an application for social housing.

- The proposal would result in the loss of a family dwelling within an area where there is a need for such housing and would undermine the balanced and sustainable character of the local community.
- Single storey extensions to non-detached properties should not extend beyond the original rear wall of a house by more than 3 metres, as stated on the Planning Portal website.

Officer comment: This comment appears to be referring to the limits of what can be built under permitted development without planning permission. Larger extension can be built to houses subject to planning permission being granted. Concerns regarding the size of the proposed extension are dealt with in the report below.

- The proposed extension would extend into the property's side return, creating a narrow gap for occupiers of the ground floor flat wishing to access the rear garden.
- The increase in activity from the proposed conversion would result in additional noise, disturbance and odour to the detriment of neighbouring amenity.
- Increased pressure on the local drainage/sewer system.
- The proposed flat roof extension will reduce the security of neighbouring properties.

These issues are dealt with in the report below.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of conversion.
2. Design, appearance, and conservation;
3. Standard and quality of residential accommodation;
4. Neighbouring amenity; and
5. Transport & Servicing.

1. Principle of conversion

The London Plan 2021 further supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings, of which 2,600 should be from small sites.

Haringey Local Plan policy SP2 outlines that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026.

Policy H1 'Increasing Housing Supply' seeks to increase housing supply across London. The supporting text 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford'. The policy states that Boroughs should seek to enable additional development capacity, including through intensification.

The Mayor's Housing SPD (March 2016) refers to the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households (para. 1.2.34).

The proposal would add additional residential units to the borough's housing stock, which would work towards meeting the above identified housing delivery objectives for the borough. The principle of additional housing is therefore acceptable.

Policy DM16 states that the Council will only permit conversion of larger homes (properties with 3 bedrooms or more) to small self-contained flats where, they are located have an original un-extended floorspace of 120 sqm or more and provide a mix of unit sizes in line with DM policy DM11.

Part B of the policy is also relevant to the principle of conversion, in setting out that conversions within the Family Housing Protection Zone will only be acceptable but only where they comply with criteria (b – g) of part A of policy DM16, and result in no net loss in the number of family-sized units (units with 3 or more bedrooms).

The property in question is located within the Family Housing Protection Zone and based on the submitted floor plans, has an internal un-extended original gross internal floor area (GIA) of approximately 130m², and therefore comfortably meets the required minimum set out in policy DM16.

The proposal includes a 3-bedroom unit on the ground floor with access to the rear garden and therefore does not result in the net loss of family sized housing.

Parts c – g of part A of the policy deal with the standard of residential accommodation and shall be considered in detail within the relevant sections of this report.

However, in terms of the principle of conversion, the original un-extended floorspace of the property meets the minimum requirement of 120m² and does not result in a net loss of family-sized housing.

The proposal is considered to contribute to the supply of housing in the borough in an accessible location, in accordance with the overarching aims of adopted policy. Therefore, the principle of providing additional residential accommodation on the site is acceptable subject to all other planning considerations discussed below.

The principle of conversion is considered to be acceptable, in accordance with the above policies.

2. Design & appearance

Local Plan Policy SP11 outlines that all development should enhance and enrich Haringey's built environment. Proposals should respect local context, character and historic significance, in order to contribute to the creation and enhancement of Haringey's sense of place. Policy DM1 of the Development Management DPD requires developments to be of the highest standard of design, which contribute to the distinctive character and amenity of the local area. These criteria are echoed in Policy D6 of the London Plan (2021).

Ground Floor rear extension

The property has an original 2-storey pitched roof outrigger projecting to the rear. The proposal is to remove the existing lean extension partly infilling this side return, and to erect a 4-metre deep single-story flat-roofed extension on the end of the outrigger fill, extending to the side of the outrigger, but not wrapping around. It will be set approximately 0.8 metres off the boundary with No. 3 Radley Road, allowing access from the side return to the main rear garden.

The proposed extension would be modest in bulk and scale and subordinate to the main dwelling. A condition will be attached requiring that it be finished in materials to match those of the existing dwelling.

Other external works

Refuse & Recycling storage is proposed to the front in enclosures. These are only shown in plan form so a condition requiring further detail will be required.

Summary

Overall, the proposal is considered to be acceptable and consistent with the relevant policies outlined above protecting local visual amenity and preserving the character and appearance of the area.

3. Standard and quality of residential accommodation

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. The criteria set out within parts c-g of part A of DMP policy DM16 largely echo some of the design aspects covered within policy D6 of the London Plan.

The proposal would see the existing property sub-divided into three self-contained units of the following sizes and internal floor areas:

Ground Floor Flat: 3-bedroom/4-person unit with a gross internal floor area (GIA) of approximately 74.5 sqm meeting the London Plan and Nationally Described standard of 74 sqm for a unit of this type and size.

First Floor Flat: 2-bedroom/3-person unit with a GIA of approximately 66.5 sqm meeting the London Plan and Nationally Described standard of 61 sqm for a unit of this type and size.

The internal layout of the proposed flats is acceptable and would facilitate an adequate access and inclusive environment. Given both flats will be dual aspect, with windows in the front and rear elevations, they should receive adequate daylight and have a reasonable level of outlook and choice of views.

The London plan 2021 requires a minimum of 5m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1m² should be provided for each additional occupant'. The ground floor unit will have sole access to the rear garden which more than meets the London Plan standard for outdoor amenity provision. The proposed upper floor flat will not have access to any external amenity space, a not unusual situation for upper floor units in the conversion of terraced properties. It is noted that the proposed first floor flats GIA exceeds the required minimum by 5 sqm, this together with the presence of the large and well maintained public open spaces of Bruce Castle Park and Tottenham Cemetery a short 4-5 minute walk away, is considered suitable mitigation for the lack of private amenity space.

Given the above, the proposed units would provide an acceptable standard of accommodation for future occupiers.

4. Impact on neighbouring 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.

The proposed single storey rear extension given its modest height of 2.9m and modest depth of 4 metres is considered to achieve an acceptable relationship with neighbouring properties in terms of outlook and sense of enclosure.

The BRE (Building Research Establishment) 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' sets out guidelines for assessing the potential impact of a side or rear extension to a property on the natural light received by neighbouring properties' windows. Both ground floor neighbours rear facing windows pass the 45-degree rule of thumb test when applied to the vertical plane. This would indicate that the impact of the proposed extension would not reduce daylight on those windows to what could be considered a materially harmful degree.

Given the orientation of the proposed extension, it will cast shadow over the rear of the neighbouring ground floor flat at 3 Radley Road and the part of its rear garden immediately adjacent to it. However, this is a single storey extension set off the boundary and not considered significantly more impactful than an extension that might be built under permitted development rights, without the need for planning permission. The degree of additional overshadowing is not considered materially harmful in the context of the area's dense urban/suburban form. The orientation of the site and massing of the proposed extension is such that no materially additional shadow will be cast over the other attached neighbouring property at 5 Radley Road.

A secondary window is proposed in the flank elevation of the extension facing toward the adjoining garden at no. 3 Radley Road. Views from this window into the adjoining rear property and its garden will largely be obscure by the existing boundary treatment. However, to ensure the neighbours privacy is preserved it is recommended that a condition be attached requiring this window be fixed shut and obscurely glazed.

While the extension and conversion of the property to two separate flats may involve some moderate increase in the level of activity, this would not be materially more significant than if the existing house were to be used to its full extent as either a large family home, or one shared by a group of people living together as a single household as is permitted under the C3 use class.

5. Transport & Servicing

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.

Local Plan (2017) 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 DM Policy (2017) DM31 'Sustainable Transport'.

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

The site has a good public transport accessibility level (PTAL) of 5 and is located within a CPZ, where a car free development is appropriate.

It is considered that, given the scale of the development, the intended level of occupancy, the availability of public transport in the area, and the low level of car ownership amongst households in this area, the proposal is not considered to result in harm to the transport and highways network or result in on-street parking stress to an unacceptable level.

Given the modest scale of the proposal, it is not considered to meet the threshold for requiring a formal legal agreement to restrict future occupiers from applying for parking permits.

Secure, sheltered and accessible cycle parking provision is required for each of the two proposed flats to comply with London Plan minimum standards. This will require a shelter capable of accommodating 3 bicycle spaces.

Sufficient refuse storage in line with Haringey guidelines will also be required. The Haringey 'Waste management guidance note for residential and mixed-use developments' sets out waste and recycling guidelines for residential and mixed-use developments within the borough.

The submitted block plan shows the location of refuse storage and cycle storage within the front forecourt. The arrangement provides sufficient capacity but does appear a little cramped given the forecourt's relatively small size. No details of the design or appearance of the storage has been provided. Further details will be required by condition. To achieve a less cramped arrangement it is suggested that the two cycle spaces required by the larger ground floor flat be accommodated in the

rear garden. While cycle parking in the rear garden is not the preferred option, given the small size of the property's forecourt, it is considered an acceptable compromise in this instance, and one routinely used on other proposal of this nature with similar constraints.

The proposal is not considered significant enough to require a construction management plan.

Concerns have been raised by a neighbour regarding the impact of the development during construction on the road network, however many household developments of a scale similar to that proposed here take place without a planning condition or a permitted development without requiring a construction management plan. The proposal is not considered to be of a scale that would require a CMP.

Concerns are also note about the potential impact on a neighbours on-street accessible parking space, however, for the reasons set out above, it considered that given that proposal is considered unlikely to increase on-street parking stress to an unacceptable level, it will not reduce the effectiveness of this disabled bay.

The proposal is considered acceptable in terms of its transport and servicing requirements and impacts.

CONCLUSION

The design, siting and form of the extensions and alterations are considered to be acceptable in design terms, the appearance of the building and this part of the conservation area. The extensions/alterations will not adversely impact the residential and visual amenities of neighbouring occupiers. The standard of living accommodation for future occupiers is considered acceptable, as are the transport impacts and servicing requirements.

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.

COMMUNITY INFRASTRUCTURE LEVY

The proposed new floor space is less than 100sqm, but as it facilitates a net increase in residential unit number, the development will be liable to CIL. Based on the information given on the plans, the Mayoral CIL charge will be £807.30 (11.1sqm x £72.73) and the Haringey CIL charge will be £668.66 (11.1sqm x £60.24). 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.

RECOMMENDATION

Grant permission subject to the following conditions(s):

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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

D01 Rev 03 – Existing & Proposed Floor Plans, Roof Plans & Elevations; &
D02 Rev 03 – Existing Floor & Roof Plans;
D03 Rev 03 – Proposed Floor & Roof Plans;
D04 Rev 03 – Existing Elevations;
D05 Rev 03 – Existing Elevations; &
D06 Rev 03 – Proposed Elevations.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match those indicated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 No part of any structure hereby granted permission shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Prior to the first occupation of the development hereby approved, the window in side elevation of the approved ground floor extension facing the boundary with the neighbouring property at 3 Radley Road, shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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: 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: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.