



Officer Report

Application Number:	HGY/2023/2218
Application Type:	Full planning permission
Address:	92 Downhills Way, Tottenham, London, N17 6BD
Proposal:	Conversion of existing dwelling into two self-contained flats.
Case Officer:	Sarah Madondo
Valid Date:	16/08/2023
Applicant:	C/O Uk North London Lettings Ltd
Agent:	Mr B Cook

RECOMMENDATION

Refuse

Proposed Development

Conversion of existing dwelling into two self contained flats including roof terrace.

Site and Surroundings

The application site is two storey mid terraced property located on Downhill Way. The property has been extended by way of single storey rear extension. The site is not in any conservation area and is not a listed building.

Relevant Planning and Enforcement History

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

HGY/2022/4110 - Certificate of lawfulness for proposed hip to gable loft conversion with rear dormer extension. Granted.

HGY/2022/2814 - Planning permission granted for the demolition of existing rear extension and erection of new full width rear extension.

HGY/2022/1682 - Planning permission refused for alterations hardstanding and dropped kerb to front and the demolition of existing rear extension and erection of full width rear extension.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

1) LBH Transportation Team: No objection subject to:

- Submission of Parking Stress Survey

- Conditions cycle parking

LOCAL REPRESENTATIONS

The application has been publicised by way of letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
4. Standard and quality of residential accommodation;
6. Impact on neighbouring amenity;
7. Transport considerations;

Principle of development

Local Plan Policy SP2 seeks to ensure that an adequate mix of dwelling sizes is delivered within new developments while protecting existing family housing as it is recognised that a lack of family housing in Haringey is contributing to overcrowding. Policy DM16 of the Development Management DPD adopted 2017 sets out that to maintain a supply of larger family homes to meet Haringey's housing need; the Council will only permit the conversion of a larger home to small self – contained homes where the gross original (un-extended) internal floor space of the existing dwelling is greater than 120m². Conversions must also provide good quality accommodation; including stacking arrangements and any alterations or forecourt changes should not harm the appearance of the street-scene.

The original un-extended internal floorspace of the existing dwelling is approximately 88 square metres therefore less than 120sq.m threshold set out in Policy DM16. The submitted drawings indicate that planning permission was granted for roof alterations which was permitted development (HGY/2022/4110) and planning permission for full ground floor extension under reference (HGY/2022/2814). These additions have not been implemented but in any case, in order to preserve the Borough's supply of small and medium sized family houses, for which there is an identified need, Policies DM16 and DM17 require that the original (un-extended) gross floor area of a house be a minimum 120sqm in order for the principle of a conversion of the house to smaller self-contained flats (or to HMOs). To support these policies the Council has introduced the Family Housing Protection Zone and an Article 4 Direction covering a significant part of the borough removing permitted development rights for changes of use between the C3 and C4 Use Classes.

Conversions within the Family Housing Protection Zone must also result in no net loss in the number of family sized units. The Development Management DPD defines family sized units as those having 3 or more bedrooms. The proposal includes 1 x 2 bedroom flat on the ground with access to its own private external amenity and 1 x 3 bedroom flat on the upper floor with access to roof terrace. In this respect the proposal would partly comply with policy as a family unit is being provided, however the family unit would be on the upper floors with only access to a small balcony for external amenity space and as such is not considered appropriate for family use.

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.

According to the plans submitted the extensions have been implemented, however a roof terrace is being proposed at first floor level to provide amenity space for the first floor flat. The proposed roof terrace would be approximately 3.5 metres wide and 2 metres wide and would be enclosed by 1.7 metre privacy screen on neither side of boundaries of the neighbouring properties. The roof terrace has been stepped in on the boundary with no. 94, however officer considers that the roof terrace would be an uncharacteristic addition being introduced on this terrace which has not been altered in this manner, therefore not supported.

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 proposed Gross Internal Area of the flats is set out below:

Flat 1(2bed3persons) would be 60 sq.m and London Plan requires a provision of 61 sq.m

Flat 2(3bed4 persons) split over two floors would be 70 sq.m and London Plan requires a provision of 84 sq.m

Taking into account the above calculations, the proposed flats would not meet the floor areas required. As indicated above the ground floor flat has a shortfall of approximately 1 sq.m, this negligible shortfall. However, the first floor flat has a shortfall of 14 sq.m and this is quite significant. As highlighted above Flat 2 is split over two floors so therefore the floor area required would be 84 sq.m and this flat would be significantly below the London Plan requirement which is not acceptable. The ground floor flat is only marginal below the requirement of the London Plan as such acceptable. In terms of the first floor flat it is considered that although amenity space is being provided in a form of a small 7sqm balcony, it is considered that a family unit should have access to garden rather than a roof terrace. Therefore, it is considered that first floor flat does not provide an acceptable standard of living conditions due to inadequate floor space and lack of access to garden, although this has been provided in a form of a roof terrace, officers consider that a family unit should have access to outdoor amenity space.

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.

Given that no. 92 is stepped back compared to no. 90, it is considered that the roof terrace here would be screened by the brick wall at no. 90, therefore no. 90 would not be significantly harm, in addition a 1.7 metre privacy screen would be incorporated minimising harm therefore acceptable on amenity grounds.

Transport consideration

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 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'.

DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

The Council's Transportation officers have been consulted and advises that proposal is car free, however no parking stress surveys / assessment has been undertaken, therefore not acceptable. In addition, a cycle parking provision for 2 bicycles for each flat is required to meet London Plan minimum standard. The applicant submits on (drawing no. 4944-708 REV B) that 3 bicycles would be provided and secured. However, as per comments from transportation officers 2 x bicycles for each flat would be required. Should the applicant appeal against the council's decision then, a condition would be attached.

Waste Management

The applicant submits that the bins would be located to the front garden as per drawing (no. 4944-708 REV B) and that a timber enclosure for bin storage for two bins would be provided. Officers consider that the applicant would need to provide more bins, however that can be conditioned should the applicant appeal against the council's decision.

Conclusion

The proposed conversion of the single dwellinghouse will result in the loss of a family sized unit within the Family Housing Protection Zone for which there is an identified need and provide sub-standard accommodation for future occupiers, contrary to Policy SP2 of the Haringey Local Plan 2017 and Policy DM16 of Haringey's Development Management DPD (2017).

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

Refusal Reasons:

The gross original internal floor space of the original dwellinghouse is below 120m² and therefore considered too small for conversion, contrary to Policy DM16 of Haringey's Development Management DPD 2017.

The conversion of the single dwellinghouse results in the loss of a family sized unit within the Family Housing Protection Zone for which there is an identified need, and fails to provide a replacement family sized dwelling of an acceptable standard, contrary to Policy SP2 of the Haringey Local Plan 2017 and Policy DM16 of Haringey's Development Management DPD 2017.

The conversion involves the over-intensive sub-division of the property resulting in sub-standard accommodation by reason of inadequate unit sizes contrary to Policy D6 the London Plan 2021.