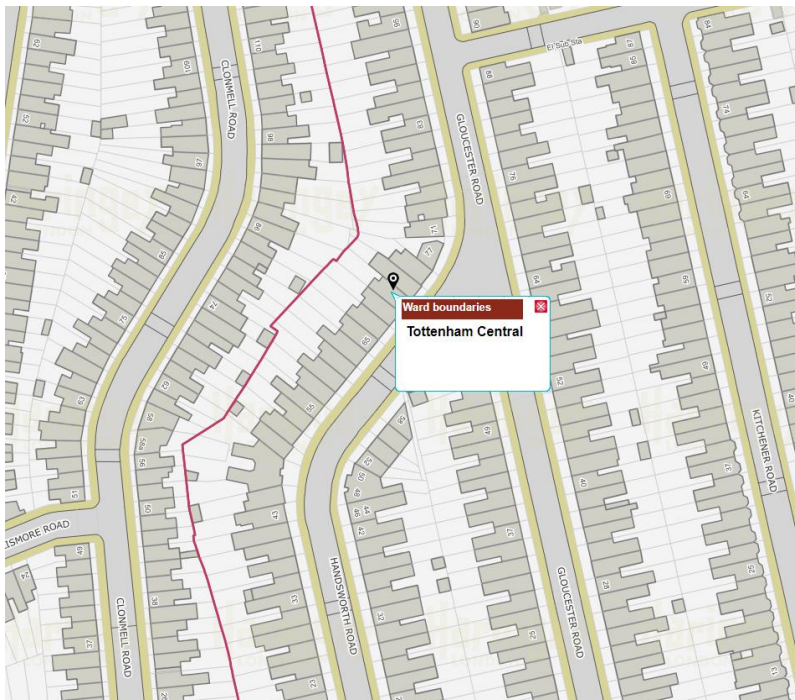


COVER NOTE

RE: 71 Handsworth Road, London, N17 6DB

Introduction

1. This Cover Note supports an application for the proposed sub-division of the existing dwelling at 71 Handsworth Road, London, N17 6DB to form two self-contained residential units.
2. The property is a two-storey mid-terrace dwelling in residential use (Use Class C3).
3. The following extract from the Haringey Local Plan Policy Map confirms that the property is not subject to any specific designations. It is not listed or located in a conservation area.



4. The Council's Public Planning Register has been checked and the only relevant entry is HGY/2023/3076 for a Certificate of Lawfulness for single storey ground floor rear extension, rear dormer with linked roof extension and insertion of 2 front rooflights (proposed) which was granted on the 21/12/2023. The extension works proposed in this certificate have been implemented and the current layout of the dwelling is shown on Drawing HR.701. EX.101.

Assessment

5. Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
6. The relevant development plan policy for proposed conversions of existing dwellings to create an additional unit is the Haringey Development Management Development Plan Document (DPD) (Adopted 24 July 2017) Policy DM16: Residential Conversions which states:

“A. 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(s) to small self contained homes (Class C3) where:

 - a. It is located outside of the Family Housing Protection Zone as shown on Figure 3.1;
 - b. The gross original internal floor space of the existing dwelling is greater than 120m²
 - c. The proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;
 - d. The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;
 - e. The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;
 - f. The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene; and
 - g. The proposal provides for a mix of unit sizes in line with Policy DM11.

B. Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria (b – g) above and result in no net loss in the number of family sized units.

C. Where existing garden land is available the Council will seek to optimise the total amount of private amenity space and access to this space for residents.

D. All residential conversions should be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the need created by the proposal.”
7. Paragraph 3.37 explains that “the Council will restrict further residential conversions in areas of the Borough identified as already having a high concentration of converted

properties. This will ensure the Council can protect the remaining existing stock of family houses (3+ bedrooms) within these areas (see Figure 3.1 'Family Housing Protection Zone'5), and to ensure that, across the Borough, the range of Haringey's housing needs can be met".

8. The property is located within the designated Family Housing Protection Zone and the policy confirms that residential conversions will only be considered acceptable where they comply with criteria (b – g) of the policy and result in no net loss in the number of family sized units.
9. The property comprises a 4-bed dwelling. The proposed sub-division will create two units – a 3B/4P unit and a 2B/3P unit. Family dwellings are defined in the London Plan as:

"A dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three, four, five, or more bedrooms."

10. **COMMENT:** *The proposal will not therefore result in the loss of a family unit and the proposed ground floor unit which is a 3B/4P unit will have access to the rear garden.*

11. In terms of Policy DM16 criteria (b – g):

b. The gross original internal floor space of the existing dwelling is greater than 120m²

COMMENT: *The GIA of the dwelling exceeds 120m².*

c. The proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;

COMMENT: *Haringey's Development Management Plan (Adopted July 2017) Policy DM12: 'Housing Design and Quality' states:*

- A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- B Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.

The London Plan Policy D6 has provided updated housing standards and is considered below. The proposed ground floor flat is a family unit with access to the rear private garden in compliance with Section B. In terms of the amenity space for the upper floor flat, this is not possible within the proposed conversion, but the property is located within approximately 300metres of Downhill Park, 450metres of Lordship Recreation Ground and 400metres of Tottenham Green Pools & Fitness – so conveniently located to access these public recreation and leisure facilities.

Refuse bins are presently located in the front garden and accessible for collection from the street. This is a common feature of all of the properties in Handsworth Road and additional refuse bins will be similarly located to serve the additional residential unit.

Both proposed units will be dual aspect with main habitable rooms provided with access to natural light and outlook.

The property at present does not have any car parking and the property is located in a CPZ. In terms of cycle parking, there is no cycle parking presently provided. One cycle space can be provided for the additional unit in the ground floor flat.

Both units exceed the minimum internal space standards set out in Table 3.1 of the London Plan Policy D6 which requires 74m² for a single storey 3B/4P unit and 70m² for a 2B/3P unit over 2 floors. The proposed units are 74m² and 76m² respectively. Although built-in storage is not annotated on the proposed floor layouts, there is sufficient space factored into each layout to achieve 2m² in accordance with Policy D6.

The proposals are therefore considered compliant with sub-paragraph c).

d. The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;

COMMENT: *The internal arrangements of each flat are considered practical and fit for purpose with appropriate stacking to minimise internal noise transfer, although there is the opportunity for incorporating acoustic floor or ceiling noise insulation if required.*

e. The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;

COMMENT: *No external alterations are required to facilitate the sub-division of the property. A single door is retained in the front elevation which provides access to both flats.*

f. The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene; and

COMMENT: *No changes to the front hard and soft landscaping is proposed and the external appearance of the property will not alter.*

g. The proposal provides for a mix of unit sizes in line with Policy DM11.

COMMENT: *The most relevant section of Policy DM11 is part c) which states:*

C The Council will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units.

The subdivision of the property will retain and create a family sized unit on the ground floor and a 2-bed unit on the upper floors. This is considered an appropriate mix and complies with this policy and the equivalent London Plan Policy H10 'Housing Mix'.

Summary and Conclusion

12. In summary, the proposed development is to sub-divide an existing property to create two flats - a 3B/4P family unit and a 2B/3P unit. No external alterations are required or proposed. A family unit is retained on the ground floor with access to a private rear amenity space.
13. The proposed development has been assessed against relevant policies in the development plan, namely London Plan Policy D6 and D10 and Haringey policies DM11 and DM16.
14. The proposed development is presented on the basis that it is technically sound and policy compliant.

List of Application Documents & Drawings

- a) Cover Note (this document).
 - b) Location Plan identifying the subject property in red.
 - c) CIL Form 1
 - d) Drawings:
 - a. HR.701. EX.101: Existing Floor Plans Ground; First & Roof
 - b. HR.701.PR.102: Proposed Floor Plans Ground; First; Loft & Roof.
 - e) Requisite application fee which has been paid online.
15. If further information or clarification on any aspect of this application is required, please contact the undersigned.

Alan Gunne-Jones MRTPI

Managing Director

22 January 2024

1392/agj