



Officer Report

Application Number:	HGY/2023/3287
Application Type:	Full planning permission
Address:	14 Vallance Road, Hornsey, London, N22 7UB
Proposal:	Conversion of a single dwellinghouse to 3no. self-contained flats (1 x 1-bedroom, 1 person) (2 x 2-bedroom, 4 person). Erection of a single storey rear extension, a rear dormer with a flat roof, internal alterations, and associated bicycle storage and bin storage.
Case Officer:	Daniel Boama
Valid Date:	08/12/2023
Applicant:	Mr Samiul Ahsan
Agent:	Mr Michael Serginson

RECOMMENDATION

Refuse

1. Site location

The site is a two storey semi-detached dwellinghouse with loft accommodation and is located on the southeast side of Vallance Road. It has a two-storey rear infill projection at the rear that adjoins to No.12. It directly faces Elgin Road. The rear of the site backs onto The Lake at Alexandra Palace. The surrounding area is predominantly residential in nature, characterised by long terraces of dwelling houses.

The property is within the Vallance Road conservation area. The property is not located within a 'Family Housing Protection Zone', as introduced in the 2017 local plan to restrict any further loss of family housing through residential conversion, in areas identified as already having a high concentration of converted properties.

2. Description of Proposal

The application proposes the change of use of this property from a single-family dwelling (C3) to a 3no. self-contained flats (1 x 1-bedroom, 1 person) (2 x 2-bedroom, 4 person). Erection of a single storey rear extension, a rear dormer with a flat roof, internal alterations, and associated bicycle storage and bin storage.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

N/A

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: There are no Transport objections regarding the proposed development.

Please add informative that the developer must contact Haringey Highways to undertake / agree a highway dilapidation survey and to obtain appropriate highway licences (skips, parking suspension, traffic management etc.), prior to start of construction works.

LBH Conservation Officer: Objection - Overall, the proposed bulk and mass of the proposed roof extension and the design and materiality of the proposed second floor window(s) would be considered to cause less than substantial harm to the significance of the Vallance Road conservation Area by eroding one of the remaining intact original building forms in the street and the appreciation of the original architectural designs in the Conservation Area.

LBH Waste and Recycling Officer: The properties will be eligible for a kerbside collection which is every two weeks for refuse, with food waste and recycling collected weekly. Our standard set of containers for a kerbside service is 1 x 240 litre wheelie bin (refuse), 1 x 240 litre wheelie bin (mixed recycling – paper, card, glass, cans, food and drinks cartons plastic tubs, bottles and trays), and 1 x external food waste container (23 litre) and 1 x 7 litre internal kitchen waste caddy. A subscription garden waste service is available on request.

5. Local Representations

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 24

Supporting: 0

The following comments were raised in the representations received:

- The size of the house is not appropriate for three flats, and it would be out-of-character with nearby houses.
- Out-of-character overdevelopment will put pressure on road's infrastructure
- The proposal would impact on the character of the Historic Environment in the Vallance Road Conservation area in regard to the roofline, balcony, and façade.
- Overbearing intensity of use will have a negative impact on local infrastructures and amenities in regards to waste, cycle store, and parking, and lack of outdoor space leading to potential overlooking.
- Unnecessary loss of a family home.
- Inconsistent adherence to space standards shows potential and intent to overcrowd.
- Overcrowding potential exists and enforcement of space standards once rented out would be challenging.
- Living environment for future occupiers.
- Noise levels for immediate neighbours.
- No provision for acoustic insulation.
- The houses in Vallance Road are all family houses and conversion into two family units would be far more appropriate for the street.
- The single person unit with a tiny study on the first floor is most unsatisfactory.
- Parking is an issue if more than one of the households adds a car.
- Inadequate bedroom sizing for 9 people, lack of noise insulation between units and against neighbouring houses, the limited amount of communal space for 2 of the 3 units, the absence of any external amenity space for 2 of the flats, lack of sufficient cycle parking and refuse storage.
- Quality of life for tenants living in the proposed units within the development would be poor.
- The proposed roof alterations offer a significant degradation to 2 Conservation Areas.
- The side elevations of the proposed roof are vertical on each side which are discordant against the sloping roofs of nearby properties. The entire roof aesthetic of the road would be affected.
- Further degradation to both Conservation Areas is proposed in the alteration of the rear elevation. Here the appearance of the roof is, once again, blocklike and would detract from the harmony of existing structures.
- The roof alterations would result in unacceptable overlooking of neighbouring homes and gardens.
- The plans state that there are existing vehicle and cycle spaces. There is only on-street parking and the front area is laid out as a garden adjacent to a shared passage. There are no established cycle or parking spaces.
- The Vallance Road CA was put in place, at the request of concerned neighbours, to protect the area's character from the signs of degradation that were creeping in.

- Roof lines in the proposed development, which seem completely out of step with conservation principles in the area, and with existing properties in the street.
- The building works will cause substantial noise and disturbance over a period of many months.
- To convert a terraced family house into three flats will definitely cause long-term disturbance to neighbours on either side.
- Overdevelopment.
- The house is too small for a three apartment development and is totally out of keeping with the housing on the street.
- Object to the proposed development as they consider 9 occupants in 3 flats is an over development of a property of this nature.
- Over-development of a property by an absentee landlord
- The older houses which are linked or semi-detached, built in the early 1900s, were constructed for single households.
- Vallance Road is made up of beautiful large family houses of the arts and crafts period and as such is rightly protected within a conservation area.
- This planning proposal is not in keeping with the neighbouring houses with regard to roof height, single storey extension leading to loss of original ground floor window, change to feature balcony and windows, use of aluminium and UPVC window frames, flat roof on dormer to rear, house of multiple occupation.
- The application is not in line with the current conservation area in appearance, scale and use.
- Extra strain on parking which is already stretched.
- A studio flat is unnecessary in an area so well suited for families, where children benefit from great local schools and parks.
- The proposed conversion of the building into three small flats would run contrary to the recognition in Haringey housing policy of the need to preserve the stock of adequately sized family houses in the borough.
- The changes proposed to the rear elevation and roofscape amount to an especially egregious rejection of the house's original design and would detract from the view enjoyed by walkers on the lakeside path that bounds the rear gardens of this house and its neighbours.
- The living in a conservation area, is for the purpose of protecting not only the external appearance of a building, but also the overall use of that building.
- This proposed development will create overcrowding and by changing the roofline will systematically erode the character of the neighbourhood.
- The changes to the front elevation will have a detrimental effect on the conservation area, with the regard to the existing front gable being brought forward, uPVC window proposed at new front gable, and raised gable at party wall to No 16 will be very prominent and will unbalance symmetry with its "pair"

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design & Heritage;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations;
6. Waste management

Principle of development

Principle of additional housing/ conversions

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).

"To reflect the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households, it is important local policies and decisions are based on robust evidence and take account of strategic housing requirements. As a general principle, locally restrictive policies, including those based on 'conversion quotas', should not be applied without robust justification"

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.

Local plan policy on conversions

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 – inter alia – they are located outside a Family Housing Protection Zone (FHPZ), have a floorspace of 120 sq.m or more, and provide a mix of unit sizes in line with DM policy DM11.

The proposed site is located outside the Family Housing Protection Zone and also has an internal un-extended original floorspace that exceeds 120 sq.m. Therefore, the proposal meets the relevant elements of this policy.

Design & Heritage

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Rear Extension

The extension measured at 3.1m in height and 7.4 in depth. The rear extension would not extend the beyond ground floor level. It is considered to be modest in depth whereby it would be 2m in depth on the boundary with No.12 and 3.3m on the boundary with No.16. It would appear proportionate and subordinate to the main building and therefore is considered to be acceptable.

Loft conversion/extension

The conservation team were consulted on the application. In regards to loft extension they stated that the proposed alterations to the front elevation, chiefly the roof level extensions and openings raise concerns. The roof form as proposed would be much bulkier, and would remove any appreciation of its original form and significantly reduce the prominence of the chimney stacks. The loss of the original form of the building, as seen from the streetscene would be

considered to cause harm to the significance of the Conservation Area. Whilst it is acknowledged that others in the road have been altered, as discussed above these alterations have cumulatively eroded the character and appearance of the conservation Area and should not be repeated. It is also noted that since the - preapplication submission the proposed roof extension to the side has been increased in bulk.

The proposed loft conversion and extension would drastically alter the appearance of the roof and change the character of the building, whereby the front gable would be shifted closer to No.16, and therefore lose its central position and symmetry, which are key attributes to the character of the Vallance Road conservation area. It is considered to be an overdevelopment that due to bulk and scale that would be detrimental to the street scene. The proposed extensions to the sides of the roof extension would impact on the appearance of the chimneys, which are significant to appearance of these types of dwellings. Overall, the proposed roof extension, by reason of overall bulk and scale in relation to the property, would introduce a discordant feature to the elevations of the building and would detract from the visual continuity of the street scene and is therefore detrimental to the visual amenity of the area.

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 self-contained units as follows:

Unit no. / No. beds/persons	Floorspace (sqm)	London Plan requirement (sqm)	Complies?	Amenity space provision (sqm)	Complies?
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Flat 1 - 2b4p	81sq.m	70sq.m	Complies	Rear garden	Complies.
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Flat 2 - 1b2p	57sq.m	50sq.m	Complies	4sq.m	Does not comply.
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Flat 3 - 1b1p	43sq.m	37sq.m	Complies	0sq.m	Does not comply.
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Refusal Reasons:

The proposed roof extension, by reason of overall bulk and scale in relation to the property, would introduce a discordant feature to the elevations of the building and would detract from the visual continuity of the street scene and is therefore detrimental to the visual amenity of the area contrary to Policy DM1 of The Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017, Policies D3 and D6 of the London Plan 2021.

The proposed development lies in an area of sensitive and special character worthy of retention within a Conservation Area. The proposed development, if approved, would seriously detract from the important character to the detriment of the vicinity contrary to Policies SP11 and SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017 and Policy HC1 of the London Plan 2021.

The proposed development, in regard to Flats 2 and 3, would have a substandard provision for private amenity space and minimum floor to ceiling height, respectively, resulting in a poor quality of living accommodation for future occupiers of the development contrary to Policies D3 and D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017.

The proposed development by reason of excessive bulk and massing would have an overbearing and unneighbourly relationship with neighbouring properties to the detriment of the occupiers' residential amenities, contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0, SP11 and SP12 of the Haringey Local Plan 2017 and, is inconsistent with guidance in the National Planning Policy Framework.

