



Officer Report

Application Number:	HGY/2023/1602
Application Type:	Full planning permission
Address:	Land adjacent to 38 Coleraine Road, Wood Green, London, N8 0QL
Proposal:	Erection of a new build end of terrace 3 bedroom dwelling.
Case Officer:	Ben Coffie
Valid Date:	19/06/2023
Applicant:	Mr H Mustafa
Agent:	Mr Ali Hassan

RECOMMENDATION

Approve with Conditions

1. Site location

The application relates to a piece of land approximately 113.33sqm adjacent to the west of a two-storey, end of terrace property located on the southern side of Coleraine Road, a residential road south of Wood Green. The application site is pre-dominantly residential in character with mainly two storey terrace dwellings. The dwellings are mostly characterised by square bay windows with gabled roofs and mixture of brick and render finish.

The site is not listed and is not located within a conservation area.

2. Description of Proposal

This is an application for the erection of a new build end of terrace 3-bedroom dwelling on a piece of land on the west of the no.38 Coleraine Road.

3. Relevant Planning and Enforcement history

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

HGY/2022/4448 - Relocation of the first-floor flat main door with staircase from side to front. Approved 09/03/2023.

4. Internal & Statutory Consultation

The following were consulted regarding the application:

- LBH Transport – No comments received.
- Thames Water – No comments received.

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: 0

Supporting: 0

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

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

Principle of development

Principle of additional housing/ conversions

Principle of development

Providing additional residential housing is supported at national, regional and local plan level. National Planning Policy Framework (NPPF) sets out requirements for Local Planning Authorities to significantly boost the supply of housing whereby the approval of housing development on small sites is supported with the emphasis that such sites can make a positive contribution to meeting the housing targets of an area.

London Plan (2021) Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

The proposed development would be situated on the existing side garden land and therefore Policy DM7 “Development on Infill, Backland and Garden Land Sites” of the Haringey Development Management DPD (2017) is relevant. The scheme would involve a loss of garden however would conform to the intentions of this policy, in ensuring sufficient gardens retained, a street frontage provided and a site specific response.

In summary, the principle of additional housing is accepted, subject to other considerations, as discussed further in this report.

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.

The surrounding area is characterised by mainly detached dwellings with small sized forecourts with low brick walls. The dwellings adopt Edwardian feature such as their front square bay windows with their prevailing gable dormer roof. The entrances are featured with rendered pilasters which form part of their door surrounds. The dwellings are mainly finished with a mixture of red and yellow bricks.

The mass and scale of the proposed building, particularly its depth and footprint, is acceptable, as the dwelling would be similar in height to the adjacent neighbouring dwellings in the vicinity of the site and it is considered that the height and scale of the proposed dwelling is compatible with the prevailing scale and character of development within the locality. The proposed replacement dwelling would incorporate design features which are characteristic within the dwellings on the street, such as the front protruding gable and two storey bay window features. The proposed replacement dwelling would not appear uncharacterised when viewed from the street scene.

The new development would respect the overall proportions, building line, roof form, site layout and materials of the original houses within the area given it would adopt the same design and similar materials so to reinforce and be coherent with their established character and appearance.

Overall, the proposed new dwelling would respect the character, scale and pattern of development and integrate well within the existing surrounding context.

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.	Floorspace	London Plan	Amenity
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	beds/persons	(sqm)	requirement (sqm)	space provision (sqm)
New dwelling	3b 4p	84m2	84m2	Rear Garden

The proposed dwelling would be dual aspect and would provide sufficient levels of outlook and daylight for the future occupiers. The future occupiers would benefit from a rear garden amenity area which is approximately 50 sqm. As such, the proposed development would provide a high quality and spacious environment for future occupiers.

The floor to ceiling height for all the flats are considered acceptable as they will exceed the minimum height of 2.5m as set out by the London plan 2021.

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

Inclusive access

London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 requires that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.

Whilst it is not specifically stated within the submitted documents, it is noted that the proposed dwelling can have level access to the dwelling and would provide a W/C at ground floor. As such, the new dwelling could meet the M4(2) Category 2: Accessible and adaptable dwelling standard.

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 residents.

The proposal would not project deeper beyond the building line of the existing terrace. Moreover, the adjoining site on Burghley Road has western orientation where its blank

side elevation faces the site. Therefore, the development would not exacerbate any concerns with loss of outlook, loss of light and an increase sense of enclosure.

Overall, the proposal would not have a detrimental impact on the living conditions and amenities to the occupant of neighbouring properties.

Transport considerations

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'.

The proposal site has PTAL rating of 6a indicating that its access to public transport is very good when compared to London as a whole, suggesting that there are opportunities for trips to be made to and from the site by modes other than the private car. The site is located within the Wood Green Inner CPZ, which restricts parking to permit holders only Monday to Sunday, 0800-2200. It has been identified that the development will result in the loss of parking spaces for approximately 3 vehicles however due to the parking survey provided, it can be concluded that the development will not result in an overspill and displacement of more than 2 cars on-street which can be easily absorbed by the local road network.

It can be seen from the application that the development will be providing 2 cycle parking spaces. Whilst, from the submitted plans it only appears to show enough room to accommodate 1 bike. For a development of this type, a 3 bedroom dwelling to be in accordance with the published London Plan 2021 Policy T5 Cycle, which states that the '*provide the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located and be in accordance with the minimum standards*'. This issue can be addressed with a planning condition requesting new plans for cycle parking.

Whilst this does not meet the required provision, a condition is attached for details of required cycle spaces and Construction Management Plan (CMP) to be submitted and approved by the LPA.

Energy and sustainability

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy

generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

No Information has been submitted with regards to energy and sustainability, However this can be addressed under the imposition of a condition to secure identified CO2 emission savings and to secure a financial payment contribution to offset the remaining carbon emissions. The proposal is therefore acceptable in this regard.

Waste management

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 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.

Unit no.	No. beds/persons	Refuse storage provided	Required Haringey Standard
Flat 1	3b 4p	2 x bins in block plan, no further details.	2 x 240L – Recycle and domestic 1 x 25L – Food waste

The proposal would need to include the provision for refuse/recycle bin storage located in the front.

A pre-occupation condition shall be imposed that requires the waste storage enclosure as shown on the submitted drawings to be installed prior to first occupation and maintained as such for the lifespan of the development.

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. Adequate waste management facilities have been provided.

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

7. CIL Applicable

Based on the information given on the plans, the Mayoral CIL charge will be £7,850.37 (113.33sqm x £69.27) and the Haringey CIL charge will be £25,976.37 (113.33sqm x £229.21). 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.

8. Recommendation

The application is recommended for approval subject to conditions detailed in the decision notice.

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
- 2 The approved plans comprise drawing no: Design and access statement (21115) dated 26/07/2022, Dust Report Version 1, dated August 2022 prepared by Kias Services Ltd, EX-00 P-01, EX-01 P-00, EX-02 P-00, EX-03 P-00, EX-04 P-00, EX-05 P-00, Lifecycle Co2 analysis and case for demolition dated 28/07/2022, prepared by Ross Standaloft, Energy Statement dated 28/07/2022 prepared by Ross Standaloft, LP-00 P-00, PA-00 P-02, PA-01 P-02, PA-02 P-02, PA-03 P-02, PA-04 P-02, PA-05 P-02, PA-06 P-02, PA-07 P-02, Planning Statement dated July, prepared by SM Planning, Construction Management Plan (CMP) rev 01, 1 RINGWOOD AVENUE, LONDON, N2 9NT: LANDSCAPE PLAN, FRONT GARDEN, HGY.2022.2076. Ringwood 1. alt TPP.

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
- 3 No above ground works shall take place until the following details of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority:
 - a. particulars and samples of the materials to be used on the external faces of the

buildings;

b. details of the elevations of the development (elevations, plans and cross-sections at scale 1:20) as well as typical details of the fenestration and entrances;
details and locations of down pipes, rainwater pipes or foul pipes and all external vents;

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the area is preserved, consistent with Policies SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

- 4 Full details of both hard and soft landscaping works and details of boundary treatment shall have been submitted to and approved in writing by the Local Planning Authority.

The approved detail shall thereafter be carried out and implemented in strict accordance with the approved details, including landscaping in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner).

Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 The residential unit hereby approved shall be designed to meet Part M4 (1) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the building (other than that development expressly authorised by this planning permission), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

- 7 Prior to the commencement of works on site, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the development will work towards achieving zero-carbon

requirement with high fabric efficiencies and a low-carbon heating strategy. It shall set out the percentage reduction in CO2 emissions in comparison with total emissions from a building which complies with Building Regulations 2013 Part L (with SAP10 carbon factors). It shall include technical specification and seasonal efficiencies of the proposed a low-carbon heating strategy, mechanical ventilation with heat recovery and solar photovoltaic panels.

The measures in the final agreed energy strategy shall be installed prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

- 8 No construction shall take place, other than site clearance, until a construction management plan for the proposed development has been submitted to and approved in writing by Local Planning Authority. The plan shall provide the following details:

- I. A programme of works (including measures for traffic management);
- II. Vehicle routing and if any reversing maneuvers on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
- III. Storage of plant and materials used in constructing the development;
- IV. Details of a construction compound including the siting of any temporary site office, toilets, skips or any other structure;
- V The erection and maintenance of security hoarding where appropriate;
- VI Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 9 Notwithstanding the approved plans, final details of the refuse and waste storage recycling facilities and details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the local planning authority, prior to first occupation of the development. Such a scheme as approved shall be implemented 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 to promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 10 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local

Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site.

- 11 Notwithstanding the approved plans, final details of the refuse and waste storage recycling facilities and details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the local planning authority, prior to first occupation of the development. Such a scheme as approved shall be implemented 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 to promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Informatives:

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: 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: Community Infrastructure Levy (CIL)

Based on the information given on the plans, the Mayoral CIL charge will be £7,850.37 (113.33sqm x £69.27) and the Haringey CIL charge will be £25,976.37 (113.33sqm x £229.21). 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.

INFORMATIVE: Haringey Highways

The applicant should contact Haringey Highways prior to start of demolition / construction works to undertake and agree a highway dilapidation survey. In addition, it may be necessary for the existing vehicular crossover to be strengthened to allow hgv's

(grab lorries / skips etc) to access the site. The applicant will be responsible for cost of all such works / repairs that are deemed necessary.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.