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Planning Statement

Revised

For the proposed

“Subdivision of dwellinghouse to create x2 flats; x1 3B4P and x1 2B3P with associated works including the erection of ground floor rear and rear dormer extensions with installation of front rooflights”.

at

**47 Hanover Road, Tottenham
London, N15 4DL**

By

Eade Planning Ltd

February 2024

The Site

1. The land is at 47 Hanover Road, London, N15 4DL. The property is a terraced house. The site is not located a Conservation Area and is therefore, not in Article 2(3) land with respect to the GPDO, nor is it a Statutory Listed Building.

Introduction

2. This application follows a very recent decision (REF: HGY/2023/2494) for the erection of ground floor rear extensions with formation of rear dormer roof extensions and installation of front rooflights.
3. The current application seeks planning permission for the subdivision of the property to create x2 flats; x1 3B4P and x1 2B3P. The already approved extensions will contribute to both new flats and provide additional living space towards the rear of the property and at roof level.
4. Given that the LDC schemes have not as yet been built, the application description includes their erection.
5. This application also follows a very recent refusal of planning permission (REF: HGY/2023/3279) for the Conversion of single family dwelling to 2 x self-contained flats (1 x 3 bedroom, 4 person) (1 x 2 bedroom, 3 person). Erection of single storey rear extension, construction of rear dormer and associated rooflights.

The Decision Letter HGY/2023/3279

6. On 31 January 2024, under planning Ref:HGY/2023/3279 the application was refused. The application was refused for the following reasons,

1 The development due to insufficient original floorspace, inadequate internal storage provision, insensitively designed stacking arrangements, the absence of any external amenity space, lack of cycle parking and refuse storage, would result in an over intensive, noisy and poor quality living environment for future occupiers, contrary to policy DM16 of Haringey's Development Management DPD (2017) and policies D3 and D6 of the London Plan (2021).

2 The application fails to provide sufficient secure cycle parking in line with the standards as set out in the London Plan and therefore fails to promote appropriate sustainable transport measures to the detriment of the environment and the living standards of future occupiers of the development, contrary to policies DM17 and DM31 of Haringey's Development Management DPD (2017) and policies T1 and T5 of the London Plan (2021).

3 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, contrary to Policy SP2 of the Haringey Local Plan 2017 and Policy DM16 of Haringey's Development Management DPD (2016).

The Delegated report HGY/2023/3279

7. In terms of the Single Storey Rear Extension and Rear Dormer & Outrigger Extensions the application relied on the fallback position in that these extensions can be built pursuant to permitted development rights as confirmed by the LDC (REF: HGY/2023/2494). Indeed, the report concludes that the proposal is acceptable in this respect.
8. The report then considers whether the proposal complies with policy in terms of the subdivision to flats. The report notes the criteria's as set out at Policy DM16 and raises some concerns.
9. Below is a summary of the concerns raised and how this application addresses these.

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

Unextended, the original internal floorspaces measures under 120sqm, failing to meet minimum floorspace requirements.

Response

The original house had 118.8sqm. This is a shortfall which should be considered de-minimis. Furthermore, the policy also relates to the 'existing dwelling'. following the proposal, the house will be by far larger than 120sqm. Therefore, it would be irrational to refuse an application in the circumstances.

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;

Proposed Unit Sizes (Private Internal Space)

Ground/First Floor – 3 Bedroom Unit

Proposed at ground/first floor level is the provision of a 3 bedroom unit with approximately 84.43sqm of floorspace with understair storage of approximately 1.7sqm.

Table 3.1 Minimum internal space standards for new dwellings (London Plan 2021) denotes a 3 x bedroom dwelling with 4 x bedspaces set across 2 storeys must be a minimum of 84 sqm with 2.5sqm of built in storage. Proposed the unit fails to meet these requirements.

Response

The LPA accepts that the flat will have 84.43sqm, which over and above what is required. The storage area is an internal feature. This has now been enlarged to be 2.5sqm.

First Floor/Loft – 2 Bedroom Unit

Proposed at first/loft level is the provision of a 2 bedroom unit with approximately 80.43 floorspace. No built in storage space is denoted on plans.

Table 3.1 Minimum internal space standards for new dwellings (London Plan 2021) denotes a 2 x bedroom dwelling with 3 x bedspaces set across 2 storeys must be a minimum of 70 sqm with 2sqm of built in storage. Proposed the unit fails to meet these requirements.

Response

The LPA accepts that the flat will have 80.43sqm, which over and above the 70sqm required. The storage area is an internal feature. the storage are is now shown on the plans

Proposed Outdoor Amenity Space

Policy D6 of the London Plan 2021 states where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

Of the two proposed units, the only unit which benefits from private outdoor space is the Ground floor unit (Flat 1). No outdoor amenity space is provided for Flat 2.

Response

Firstly, this policy is nearly never applied to conversions of existing houses. It simply is not possible to provide outdoor amenity space at upper levels without causing loss of privacy to neighbouring properties. Secondly, in this case, the internal area is over 10sqm above the required space standards. It is considered that this would mitigate against the lack of outdoor space.

Parking / Cycle Storage

Response

The revised plans show the cycle storage

Refuse Storage

Response

The revised plans show the refuse storage

- 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;**

The vertical stacking arrangement of the proposed units, where the kitchen and living space of the first floor unit are placed above a bedroom belonging to the ground floor unit, is not considered appropriate due to the potential for noise and disturbance - the applicant has not provided any specific details or measures to mitigate the potential harm.

Response

Noise mitigation has now been provided.

- 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;**

Details of proposed landscaping associated with the conversion were not submitted.

Response

There is nothing in the proposal which will distract from the street scene.

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

Policy DM11 states development proposals should seek to ensure they meet local needs by providing an adequate mix of dwelling sizes. The scheme proposes the replacement of a larger single family dwelling, within a family housing protection zone with 1 x smaller family dwelling and 1 x 2 bedroom dwelling. It is considered any such conversion would contribute towards the erosion of appropriate family housing for which the borough has a significant need.

Response

There is absolutely no mention in policy of a requirement for the retention of a 'large' family unit. A three-bedroom flat is clearly a family unit.

Proposal Description

10. The description given is the 'Subdivision of dwellinghouse to create x2 flats; x1 3B4P and x1 2B3P with associated works including the erection of ground floor rear and rear dormer extensions with installation of front rooflights'

Plans

11. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

12. The development provides for two additional much needed family units within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.