

Application Number:	HGY/2023/3357
Application Type:	Full planning permission
Address:	480 West Green Road, Tottenham, London, N15 3DA
Proposal:	Removal of the existing warehouse roof and installation of a new green roof with rooflights and solar PV panels.
Case Officer:	Mark Chan
Valid Date:	15/01/2024
Applicant:	Mr Panie Stavrou
Agent:	Mr Matt Coombes

RECOMMENDATION

Refuse

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

The proposal is for the removal of the existing roof and installation of a new green roof extension with rooflights and solar PV panels to an existing warehouse. The volume of the warehouse would increase from 986 sqm to 1763 sqm under the proposed roof extension whilst the footprint of the warehouse would remain unchanged. It would have a flat main roof with and chamfered on northern and eastern perimeter. The flat roof would be supported by a steel frame and would support a green roof and PV panels. No changes are proposed to the access of the site.

Site and Surroundings

The application site is at the rear of 472 – 480 West Green Road and comprise of a large warehouse building on the northern side of West Green Road. The warehouse building is within a back land site that is accessible by vehicles via a gated road from Stanmore Road and by pedestrians via West Green Road. The application building attaches to a larger industrial storage building on the west and is surrounded by residential properties in the north along Willow Walk and in the east along Waldeck Road. The site is not listed, nor does it fall within a Conservation Area.

Relevant Planning and Enforcement History

UNW/2022/00099 – Construction of a vast scaffolding roof over a warehouse building that has was erected in November 2019 and is still in place. Appeal dismissed.

ENF/2022/0706 – Unauthorised Works. Enforcement case closed 03/11/2022.

HGY/2021/2640 – Application to determine if prior approval is required for proposed use: Conversion of ancillary retail floorspace at mezzanine floor level to provide two 2-bedroom units. In accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -Schedule 2, Part 3, Class M. Approved 03/12/2021.

HGY/1995/0929 – Construction of crossover to a classified road. Granted permission 17/10/1995.

2. CONSULTATION RESPONSE

N/A

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbours. The number of representations received from neighbours is as follows:

No. of individual responses: 45
Objecting: 45
Supporting: 0

The reasons for objection can be summarised as below:

- Overshadow neighbouring properties
- Reduce sunlight to neighbouring properties
- Oversized and over-scaled and would nearly double the volume of the already sizeable warehouse
- Overbearing and imposing to neighbours due to proximity
- Visually dominant
- Significantly taller than existing warehouse – an extra 1.6 metres for residents of 3 – 13 (single) Waldeck Road
- Overcrowded
- Noise and nuisance due to increased deliveries on a cramped access road
- Drawings inaccurate as sight lines and height have been calculated from 1 Waldeck Road which does not abut the warehouse

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Impact on the character and appearance;
3. Impact on the amenity of adjoining occupiers;
4. Parking and highway safety; and
5. Sustainability

Principle of development

The proposal to replace the damaged roof of an existing warehouse building with a new roof in order to increase the quality and usability of the building is considered acceptable in principle.

Design

Policy overview

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; local architectural styles; detailing and materials.

Furthermore, DPD Policy DM1 states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2021) Policies D4.

Detailed design

The existing shallow roof would be removed and replaced by the proposed roof extension. Whilst the footprint of the warehouse would remain unchanged, it is still measured at 30m deep x 11.6m wide and is already one of the larger buildings in the area. The maximum height of the roof would increase from approximately 5.75m (3m at eaves) to 6.55m (4.25m at eaves) spanning the entire depth of the building and the overall volume of the warehouse would increase from the 986m³ to 1763m³.

The new roof would have a flat main roof with and chamfered on northern and eastern perimeter. It is noted the chamfered sections of the roof would be set to 45-degree with flush rooflights on the sloping roof plane and be constructed from profiled steel cladding with a dark grey coating. The flat roof would be supported by a steel frame and would support a green roof and PV panels. No changes are proposed to the access of the site.

It is observed that the site is at a backland location and surrounded by residential properties on the northern and eastern side. Whilst the proposed building would not be visible from public views along West Green Road, Waldeck Road and Willow Walk due to its setback site location, the additional height and massing of the proposed roof extension is considered over scaled for this location and would result in a cramped overdevelopment. The proposal does not relate positively to neighbouring structures nor create a harmonious whole. It is not considered to make a positive contribution to the locality nor improve the character and quality of the area, contrary to DPD Policy DM1. As such, the proposal is unacceptable in design terms.

Impact on the amenity of adjoining occupiers

DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

The site is bounded by 28 – 33 Willow Walk to the north, 1 – 15 Waldeck Road to the east and the front building on 472 – 480 West Green Road to the south.

Daylight/sunlight and outlook

The applicant has submitted a daylight and sunlight report. It is observed that the properties allow Willow Walk and Waldeck Road have relatively short rear gardens and that their gardens face south and west respectively. With reference to BRE guidance: *BR 209 – Site layout planning for daylight and sunlight* (2022) and the submitted drawings, the angles to the horizontal subtended by the proposed roof extension at the level of the centre of the lowest affected windows are below 25-degree. As such, it is unlikely to have a noticeable effect on diffuse daylight enjoyed by the existing surrounding properties.

However, according to Section 3.2 of the BRE guidance, *"In designing a new development or extension to a building, care should be taken to safeguard the access to sunlight both for existing dwellings, and for any nearby non-domestic buildings where there is a particular requirement for sunlight. People are particularly likely to notice a loss of sunlight to their homes and if it is extensive then it will usually be resented."* It is further explained that if some part of the new development is situated within 90-degree of due south of a main window wall of an existing building, obstruction to sunlight may become an issue. It is noted that the proposed development sits entirely south of the 28 – 33 Willow Walk and partially south of 1 – 15 Waldeck Road. It is recommended that the loss of sunlight over the year should be measured by the annual probable sunlight hours (APSH). However, the daylight and sunlight reported submitted by the applicant did not include the calculations of APSH to the windows of the neighbouring properties. Without these calculations and given the additional height and massing of the new roof and the proximity and orientation of the

neighbouring properties, the proposed development is likely to adversely affect the sunlight into the surrounding properties.

It should be noted that that applicant has provided the calculations of the sunlight and overshadowing of outdoor private amenity spaces of the neighbouring properties and no noticeable reduction in sunlight provision would be experienced by these amenity spaces and would meet the BRE guidance.

The rear gardens of 28 – 33 Willow Walk and 1 – 15 Waldeck Road are immediately adjacent to the application warehouse building with their nearest rear windows being approximately 10m away. It is noted that the proposal would be constructed 6.55m above ground level and would span 30m along Waldeck Road. This would in effect create a 6.55m high wall against the site boundary of 28 – 33 Willow Walk and 1 – 15 Waldeck Road. This would have a severe adverse impact on these properties by significantly reducing their sunlight and outlook and appear overbearing and overly dominant to the properties. The massing of the proposed building is oppressive in nature and the sense of openness would also be lost to occupants of neighbouring properties, leading to unacceptable harm.

Overlooking

The proposed roof extension would have chamfered roof with sizeable rooflights along the eastern and northern perimeter. Due to the steep pitch and the multiple rooflights facing Willow Walk and Waldeck Road, it is considered the neighbouring properties may be overlooked resulting in loss of privacy. However, it should be noted that this issue can be resolved by condition.

Noise and disturbance

The applicant has not clarified the hours of use of the proposed warehouse, but it is expected that the warehouse activities would be operational during normal business hours (i.e. 8am to 6pm during weekdays, 8am to 1pm on Saturdays and not at all on Sundays/Bank Holidays) with office activities being accessible over 24 hours, as is typical for similar businesses. Hours would have been controlled by condition if the application was considered acceptable.

The warehouse activities at the site are existing. There would be a limited increase in deliveries and servicing of the site, and greater numbers of employee arrivals, as the result of the proposed development. It is not expected that these movements would cause significant disturbance to nearby residents.

Noise levels from any plant including extract fans and ducting must be kept to a level 10dB(A) or greater below the measured background noise to avoid affecting nearby residents. Details of any equipment would have been secured by condition in the event of an approval.

As such, Officers remain to be convinced, and without compelling evidence the development will not give rise to significant noise and disturbance impacts upon adjacent residential units whilst maintaining the tranquillity of the background setting.

Parking & transport

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 Policies DM31 and DM32.

In the design and access statement, the applicant states that there would no changes to the access of the site. There would be vehicular access from Stanmore Road and pedestrian access from West Green Road. An area of hardstanding to the south of the site would remain available as turning space for vehicles. It is not considered that the proposed development would significantly increase the level of carparking at and near the site and the existing building and site is large enough to accommodate multiple cycle parking spaces. As such, the proposal is therefore considered acceptable in this regard.

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.

The applicant has proposed to install a green roof and solar PV panels on the main flat roof. It is acknowledged that the proposal would have minor sustainability and biodiversity benefits, but these benefits do not outweigh the Council's concerns in terms of design and impact on neighbouring amenities.

5. CONCLUSION

The proposed development by reason of its excessive size, height, scale and dominating appearance and backland location, would have a detrimental impact on the character and appearance of the site and its surrounding area and result in a cramped overdevelopment within a restricted site. As such, the proposed development would be contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM7 of the Development Management DPD 2017.

The current proposal by reason of its size, bulk and close proximity would have a seriously adverse impact to the amenities of 28 – 33 Willow Walk and 1 – 15 Waldeck Road by reason of material loss of sunlight, outlook and be overbearing, contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM7 of The 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

6. RECOMMENDATION

REFUSE PERMISSION

For the following reason(s)

1. The proposed development by reason of its excessive size, height, scale and dominating appearance and backland location, would have a detrimental impact on the character and appearance of the site and its surrounding area and result in a cramped overdevelopment within a restricted site. As such, the proposed development would be contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM7 of the Development Management DPD 2017.

2. The proposed development by reason of its size, bulk and close proximity would have a seriously adverse impact to the amenities of 28 – 33 Willow Walk and 1 – 15 Waldeck Road by reason of material loss of sunlight, outlook and be overbearing, contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM7 of The Development Management DPD 2017.

Refusal Reasons:

The proposed development by reason of its excessive size, height, scale and dominating appearance and backland location, would have a detrimental impact on the character and appearance of the site and its surrounding area and result in a cramped overdevelopment within a restricted site. As such, the proposed development would be contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM7 of the Development Management DPD 2017.

The proposed development by reason of its size, bulk and close proximity would have a seriously adverse impact to the amenities of 28 – 33 Willow Walk and 1 – 15 Waldeck Road

by reason of material loss of sunlight, outlook and be overbearing, contrary to Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM7 of The Development Management DPD 2017.