



Officer Report

Application Number:	HGY/2022/3379
Application Type:	Full planning permission
Address:	285, High Road, London, N15 4RR
Proposal:	Conversion of an existing 3 storey Victorian house into 3x self contained flats.
Case Officer:	Sarah Madondo
Valid Date:	13/10/2022
Applicant:	Mr Seun Olateju
Agent:	Mr Seun Olateju

RECOMMENDATION

Refuse

1.Site and Surroundings

The application site is located on the western side of Tottenham High Road nearer to the junction with Pelham Road. This property is set back from the High Road by approximately 11 metres. The property is a 3-storey dwelling house along a terrace of similar properties. It is within Tottenham High Road/Seven Sisters/Page Green Conservation Area.

2.Description of Proposal

Conversion of an existing 3 storey Victorian house into 3x self contained units

3.Relevant Planning and Enforcement History

HGY/2013/0699 285 High Road N15 Conversion of existing property into 2 x 1 bed flats and 1 x studio flat Approve with Conditions

HGY/2008/0958 285 High Road N15 Conversion of property to 1 x 3 bed and 1 x 1 bed self contained flats. Erection of new external staircase to rear of property from first floor to ground floor level. Approve with Conditions 23/6/2008

4.Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Team - No objection subject to amendments to cycle park to the rear.

LBH Conservation Team - No objection subject to amendments

5. Local Representation

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

No of individuals responses: 0

Objecting 0

Supporting 0

6.Planning Assessment

Principle of development

DM Policy 16 which states that 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 selfcontained homes (Class C3) where:

- a It is located outside of the Family Housing Protection Zone
- 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.

The development site does not fall within a conservation area. However, it is located within the Council's designated Family Housing Protection Zone.

The Council's Policy DM16 of the Development Management DPD adopted 2017 sets out that 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 to small self - contained homes where the gross original internal floor space of the existing dwelling is greater than 120m². Conversions must also provide good quality accommodation; including stacking arrangements and any alterations or forecourt changes should not harm the appearance of the street-scene.

The property's original un-extended floor area of approximately 153m², easily exceeding the minimum 120m² requirement set out in the above policy.

The policy DM16 also requires conversions within a Family Housing Protection Zone must also not result in a net loss of family sized units. The Development Management DPD defines family sized units as those having 3 or more bedrooms. The proposal does not include a family unit, therefore the proposed conversion would result in a net loss of family housing and as such does not comply with this requirement of Policy DM16.

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.

Since submission the application has been amended such that the large glazed pitched dormer has been amended to a boxed dormer replicating the example at 289 High Road, the roof terrace and front facing roof lights has been omitted. The proposal is now for a boxed dormer which has been set in on both sides of the roof. The conservation officer has been consulted and advised that given that there are examples within close proximity which have set some precedents, therefore would acceptable in this instance. The revised boxed dormer cannot be said to uncharacteristic, as such would be acceptable.

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.

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 London Plan set out that the 2 bedroom 3 person flats should have a floor area of 61sqm and 2 bedroom x 3 person flats split of over 2 floors should be 70 sqm. The proposal comprises of three 2 bedroom flats, two of the flats are confined to one floor each and both have internal floor space of approximately 58 sqm. The London Plan states that such flats should have a minimum size of 61 sq.m so these flats are below under the minimum standards by at least 3 sqm. The second floor flat would be split over two floors and has a floor space of 52 sqm and the London Plan requires that such a flat should have a minimum floor space of 70 sqm. This flat would be significantly below the minimum floor standards therefore represents a very poor standard of accommodation. Most of bedroom sizes of the flats are acceptable, however the size of bedroom 2 of the First Floor Flat is 5 sqm which is below the minimum size therefore not acceptable. In addition the ceiling height of one of the bedrooms in Second Floor Flat is only 1.9 which is below the minimum ceiling heights of at least 2.3 resulting in part of this room not being usable space.

The bathrooms/toilets do not appear to have any windows, therefore it is considered that the ventilation and circulation would be very poor and would rely on artificial lighting given that there are no windows. In terms of layout of the flats, this is considered acceptable as the stacking arrangement is such that the kitchens are stacked over kitchen and the bedrooms are stacked over bedrooms. In terms of amenity space, only the ground floor flat would have access to amenity space and the plans submitted do not indicate if the other flats would access to any amenity space. The plans submitted do not indicate where the bin storage or cycle storage would be located which is not acceptable, however, officers consider that there is scope at the front of the property, given this property has a generous front garden.

Overall, that the proposal fails to provide appropriate living conditions for future occupiers of the proposed flats with respect to adequate floor standards, lack of secured bin storage and secured cycle parking . Consequently, in this regard it conflicts with HLP Policy SP11, DPD Policies DM1 and DM7 and LP Policies D1, D3 and D6 which seek to ensure development provides high standards of amenity.

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 resident.

The alterations to the rear of the property would not adversely affect the amenity of neighbouring occupiers. As such the physical alterations are acceptable in amenity terms.

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 Council's Transportation Team has been consulted and advises that the site has Public Transport Accessibility Level 6b denoting a excellent connectivity. The site is further supported with good bus links, with a bus station adjacent to the station. The site is located within the Seven Sisters CPZ, which restricts parking to permit holders from Monday to Saturday, 0800 – 1830. The transportation team do not raise any objection subjected on a condition for cycle storage and construction management plan. Should the applicant appeal against the Council's decision then pre commencement conditions would be attached for cycle parking storage and construction management.

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 applicant has not provided any provision for a bin storage, however as stated above, there is scope for a secured bin storage to be located at the front, therefore if the applicant appeals against the Council's decision, a condition would be attached.

Conclusion

The proposal fails to provide appropriate living conditions for future occupiers of the proposed flats with respect to adequate floor standards, lack of secured bin storage and secured cycle parking . Consequently, in this regard it conflicts with HLP Policy SP11, DPD Policies DM1 and DM7 and LP Policies D1, D3 and D6 which seek to ensure development provides high standards of amenity.

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 (2017).

Refusal Reasons:

The proposed conversion of the single dwellinghouse will result in the loss of a family sized unit within the Borough's 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 (2017).

The proposal fails to provide appropriate living conditions for future occupiers of the proposed flats with respect to adequate internal floor space standards, lack of secured bin storage and secured cycle parking, and lack of external amenity space . Consequently, in this regard it conflicts with HLP Policy SP11, DPD Policies DM1 and DM7 and LP Policies D1, D3 and D6 which seek to ensure development provides high standards of amenity.