



Officer Report

Application Number:	HGY/2023/2811
Application Type:	Full planning permission
Address:	10 Brampton Park Road, Wood Green, London, N22 6BG
Proposal:	Demolition of existing small single storey rear infill side extension. Erection of single storey rear infill extension to provide 2no. additional ensuite bedrooms to increase existing 9-bed HMO to 11-bedrooms (11 x 1b1p) and 1no. kitchen. Internal alterations to upper floors inc. 2no additional kitchens and ensuite for all bedrooms, with associated cycle and refuse storage.
Case Officer:	Daniel Boama
Valid Date:	19/10/2023
Applicant:	Mr Osher Rosenberg
Agent:	Mr. Aleksandar Pantazis

RECOMMENDATION

Refuse

1. Site location

The application site is a subdivided semi-detached residential property on the cul-de-sac end of Brampton Park Road, that connects to A105/High Road, which is Wood Green high street. This site is not in a conservation area nor is it within the curtilage of a listed building. It is just outside the Wood Green Primary Shopping Area boundary. It is within walking distance to different bus routes on Wood Green high street, Wood Green Underground Station to the north and Turnpike Lane Underground Station to the south.

The property is not located within a conservation area. The property is located within a 'Family Housing Protection Zone', as introduced in the 2017 local plan to restrict further residential conversions in areas identified as already having a high concentration of converted properties. It is also pointed out that the application site and this part of the borough is subject to an Article 4 Direction which came into force in November 2013, removing permitted development rights for a change of use from a single family dwelling house (Use Class C3) to a HMO (Use Class C4).

2. Description of Proposal

This is an application for the demolition of existing small single storey rear infill side extension, the erection of single storey rear infill extension to provide 2no. additional ensuite bedrooms to increase existing 9-bed HMO to 11-bedrooms (11 x 1b1p) and 1no. kitchen, and internal alterations to upper floors inc. 2no additional kitchens and ensuite for all bedrooms, with associated cycle and refuse storage.

Essentially the proposal is to increase the existing 9-bed HMO to a total of 11 bedrooms. The increase will be facilitated by way of a single storey rear/side extension and associated internal alterations.

The proposed infill extension would be to the side of the rear outrigger and existing rear extension. It would be 10.6m in depth up to the rear wall of the existing rear extension and 3.1m in width. It is up to the same height as the rear extension at 2.8m. The external walls would be rendered to match the existing and the windows would be uPVC to match the existing.

Revised drawings were received address the bin storage by providing 6 x 240ltr bins in the front (3 x refuse and 3 x recycling), plus 2 x 240ltr bins in the side garden (1 x refuse and 1 x recycling), so in total 960ltr for refuse and 960ltr for recycling.

3. Relevant Planning and Enforcement history

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

10 Brampton Park Road

HGY/2019/0824 | GTD 08/5/2019 Erection of rear single storey ground floor side extension, provision of first floor roof terrace with privacy screen, conversion of property from 8-room HMO/studio flats into 3 self-contained flats, sub-division of garden to provide amenity space.

HGY/2012/2183 | REF 21/3/2013 Erection of 1 x two storey plus loft space, three bedroom dwelling adjoining existing property (as amended)

HGY/2003/0280 | GTD 17/6/2003 Change of use of ground floor front room to office for residential care workers.

OLD/2003/0002 | GTD 17/6/2003 Change of use of ground floor front room to office for residential care workers.

OLD/2003/0001 | GTD 17/6/2003 Change of use of ground floor front room to office for residential care workers.

HGY/2001/0097 | REF 01/3/2001 Retention of loft conversion to form habitable roof space and erection of rear dormer window.

HGY/2000/1570 | NTD 10/9/2012 Certificate of Lawfulness for the retention of use of property to a house in multiple occupation.

HGY/1999/1413 | GTD 07/12/1999 Certificate of Lawful Development for the erection of a ground floor side extension.

HGY/1998/1665 | WTD 04/2/1999 Installation of 2 dormer windows to front roof and 1 dormer window to rear roof to enable loft conversion

Land Adjoining 10 Brampton Park Road

HGY/2011/1175 | REF 12/8/2011 Erection of two storey two bed single dwellinghouse

HGY/2004/2087 | REF 17/11/2004 Erection of 2 storey 3 bedroom dwelling.

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: Subject to conditions (see full comments in Assessment of Planning Considerations section).

LBH Waste and Recycling Team: see full comments in Assessment of Planning Considerations section

LBH Private Sector Housing: Raise no objections.

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: 2

Objecting: 2

The following comments were raised in the representations received:

Concerns about the general lack of cleanliness at 10 Brampton Park Road, which they believe is linked onto the number of residents. Excessive rubbish tends to collect outside this property, and many times it is not even placed in bins (due to them overfilling).

The residents do not address this issue properly and resort to leaving rubbish strewn outside the property, and this attracts various animals (fox, mice, pigeons), which unfortunately they also have to deal with as a consequence, and this has been a serious disturbance for them.

Visually displeasing for them to see so much rubbish collecting up so close to their home.

They are concerned that if this construction takes place and the number of people living at this property increases, then this problem will only intensify, and thus make matters worse for them.

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; and
6. Waste Management.

Principle of development

HMO accommodation plays an important role in meeting particular housing needs, especially for low-income residents, young people and those needing temporary accommodation, however as set out in Haringey's Development Management DPD 2017 (Para. 3.36) there are broader concerns in respect of losing family units to conversions, with HMOs heavily concentrated in the east of the Borough, with this leading to what it describes as "a significant loss in the availability of family housing for which there is strong need."

The site is currently being used as a 9-person HMO and therefore the proposed increase in the number of bedrooms is considered acceptable in principle.

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 proposed ground floor infill extension would replace the existing small infill extension. It would be 10.6m in depth up to the rear wall of the existing rear extension and 3.1m in width, and up to the same height as the rear extension at 2.8m. Due to the irregular shape of the plot, the applicant has proposed to maximise the space to provide more HMOs. This would represent an overdevelopment in relation to the area of the site and the properties in the locality, and would, by reason of the overall size and bulk, and the number of HMOs within the site, cause demonstrable harm, and therefore it is considered unacceptable.

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 Standards for House in Multiple Occupation (HMOs) 2017 states that three or more person households shall be provided with self-contained units of accommodation, including separate living room and kitchen or combined living room/kitchen. In such units of accommodation, single and double bedrooms shall provide a minimum of 6.5m² and 10m² respectively. It also says that no unit of accommodation shall be more than one floor distant from a kitchen, whether for exclusive or shared use.

Existing

Ground Floor – Bedroom 1 – 19.1m²

Ground Floor – Bedroom 2 – 14.7m²

Ground Floor – Bedroom 3 – 16.7m²
Ground Floor – Bathroom 1.3m²
Ground Floor – Bathroom 1.9m²
Ground Floor – Bathroom 3.1m²

First Floor – Bedroom 4 – 15.3m²
First Floor – Bedroom 5 – 19.19m²
First Floor – Kitchen 5.5m²
First Floor Bathroom 1.89m²
First Floor Bathroom 3.3m²
First Floor Bathroom 2.6m²

Second Floor – Bedroom 6 – 15.2m²
Second Floor – Bedroom 7 – 20m²
Second Floor Bathroom 2.4m²

Third (Loft) Floor – Bedroom 8 – 12.5m²
Third (Loft) Floor – Bedroom 9 – 11.93m²
Third (Loft) Floor Bathroom 3.2m²

Proposed

Ground Floor – Bedroom 1 1person – 16.6m² – Ensuite 2.07m²
Ground Floor – Bedroom 2 1person – 12.4m² – Ensuite 2.07m²
Ground Floor – Bedroom 3 1person – 12.08m² – Ensuite 1.98m²
Ground Floor – Bedroom 4 1person – 12.6m² – Ensuite 2.17m²
Ground Floor – Kitchen 18.4m²

First Floor – Bedroom 5 1person – 11.7m² – Ensuite 1.89m²
First Floor – Bedroom 6 1person – 11.12m² – Ensuite 1.89m²
First Floor – Bedroom 7 1person – 12.68m² – Ensuite 2.93m²
First Floor – Kitchen 8.08m²

Second Floor – Bedroom 8 1person – 10.85m² – Ensuite 1.89m²
Second Floor – Bedroom 9 1person – 12.5m² – Ensuite 1.89m²
Second Floor – Kitchen 9.5m²

Third (Loft) Floor – Bedroom 10 1person – 10.13m² – Ensuite 1.68m²
Third (Loft) Floor – Bedroom 11 1person – 11.9m² – Ensuite 1.68m²

The proposed rooms meet the minimum requirements and therefore is consider to be acceptable.

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 increase in the number of bins would not ensure that a high standard of amenity is provided for the existing and proposed users on the site and the neighbouring properties. There have been concerns raised about vermin being present around the site by neighbouring property at No.11. With such a level of occupation and the cumulative comings and goings of such occupiers, including that of visitors and deliveries etc, the use here would generate an overall level of activity materially greater than that associated with the existing HMO. Increasing the number of residents would potentially worsen the current situation and would raise issues with odour. The increase in the number of residents would potentially increase the level of noise on the site by introducing more activity of people going in and out of the site.

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 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 Policy DM31 'Sustainable Transport'.

DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

The Council's Transportation Team has been consulted and advises that the site has excellent public transport accessibility (PTAL 6a) and is located within a CPZ. The proposals include acceptable storage provision for 12 bicycles and refuse storage. No parking stress assessment has been undertaken. Under these circumstances a car free s106 agreement, to restrict eligibility of all occupiers from obtaining CPZ parking permits is required. The developer will be responsible for cost (£4000) for the amendment of TMO. A condition requiring submission of a construction management statement is required for approval prior to start of any works.

Waste Management

DPD Policy DM4B 'Provision and Design of Waste Management Facilities' states that all proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must Ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site; Provide accessible and safe access to on-site storage facilities, both for occupiers and collection operatives, including vehicles, having regard to the Council's Refuse Collection Strategy; and be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses, and are within the maximum permitted carrying and reversing distances.

Comments

The Council's Waste and Recycling Team has been consulted. On 27th October 2023, they advised that according to our guidance (see below and attached) the suggested waste and recycling storage arrangements fall short of these requirements. There should be 2 x eurobins for refuse and 1 x eurobin for recycling as well as facilities for food waste recycling. Can this be reviewed with this in mind?

Refuse allocation | Capacity | Approximate bin dimensions

per 6 dwellings | 1100 litres | 985mm D x 1260mm W x 1370mm H

Dry mixed recycling allocation

per 10 dwellings | 1100 litres | 985mm D x 1260mm W x 1370mm H

Food waste allocation

per dwelling | 20 litres | 140 litre wheeled bins

The applicant stated that the provision of 2x 1100ltrs eurobins would be quite large and unusual within the front garden location. The Waste and Recycling Team understood the concerns expressed by the applicant but advised that HMO's often over produce waste and our waste composition analysis study last year showed that Haringey HMOs produce 3 x more waste than the national average.

On 15th December 2023, the applicant provided revised drawings that showed the provision of 6 x 240ltr bins in the front (3 x refuse and 3 x recycling), plus 2 x 240ltr bins in the side garden (1 x refuse and 1 x recycling), so in total 960ltr for refuse and 960ltr for recycling.

In response to the revisions, the Waste and Recycling team stated that the revised bin storage leaves them 120L under capacity for both refuse and recycling. Therefore, they might find themselves purchasing further bins in the future. Also, the food waste storage is in boxes and if these are based on the 55l kerbside recycling boxes then these are not suitable for food waste and will be too heavy to be manually emptied by the collection crew. For the number of units, 140 litre wheelie bins are the only practical solution. As the space in the front garden is limited, there are likely to be issues in the future if the site does not have the advised waste storage arrangements in place from the outset.



Overall, the revised plans do show the provision of screened refuse storage for existing occupiers and future occupants. However, due to the size of front garden there are concerns it being too small to accommodate the number of bins required, which are not guaranteed to be returned to their storage area because the frequent comings and goings of the different occupants in and out of the building due to the number of HMOs would also influence the removal and return of bins from and back to their storage areas.

After viewing the site from the public footpath, it was noticed that the existing bin storage was already overflowing before collection day, as shown in the photos, which were taken on Friday 19th January 2024. After seeing this, it is concluded that the addition of more HMOs, which would also require more bin storage and would impact the appearance of the property, by creating more clutter at the front and attract more pests to the site. Therefore, the proposal is considered unacceptable.

Conclusion

The proposal is considered not acceptable in terms of design and appearance, impact on neighbouring amenity, and waste management.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

7. Recommendation

The application is recommended for refusal for the following reason(s):

Refusal Reasons:

The proposed increase in occupancy of this property caused by the proposed ground floor infill extension would result in an unacceptable impact on neighbouring residential amenity in terms of the increased refuse and recycling storage requirement, noise impacts, and additional coming and goings, contrary to Policies DM1, DM4, DM12 and DM17 of Haringey Development Management Plan DPD (2017) (DPD).

The proposed rear extension by reason of its size and location would appear an over dominant, awkward and uncomplimentary form of development, failing to achieve the necessary level of subordination, disrupting the symmetry of the semi-detached pair, and appearing out of keeping and harmful to local visual amenity, contrary to Policy D6 of the London Plan (2021), Policy SP11 of Haringey's Local Plan (2017), Policies DM1 and DM12 of the Haringey Development Management DPD (2017).

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>