



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/2590</b>                                                                                                                                                                                                                                                                                                                     |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                                                                                                                                                                   |
| <b>Address:</b>            | 115 Pembury Road, Tottenham, London, N17 8LY                                                                                                                                                                                                                                                                                             |
| <b>Proposal:</b>           | Erection of part single storey and part first floor rear extension. Lowering of existing lower ground floor (basement). Provision of front and rear lightwells. Formation of Front dormer and enlargement of rear dormer. Installation of three side roof lights. Conversion of existing three flats into four self-contained dwellings. |
| <b>Case Officer:</b>       | Mercy Oruwari                                                                                                                                                                                                                                                                                                                            |
| <b>Valid Date:</b>         | 27/09/2023                                                                                                                                                                                                                                                                                                                               |
| <b>Applicant:</b>          | Mr Roy Constantinou                                                                                                                                                                                                                                                                                                                      |
| <b>Agent:</b>              | Mr joe henry                                                                                                                                                                                                                                                                                                                             |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. SITE DESCRIPTION**

The application site is a two-storey mid terraced property situated on the north-western side of Pembury Road, close to the junction with Ruskin Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

#### **2. THE PROPOSAL**

The proposal includes the erection of a part single storey and part first floor rear extension. The existing basement would be lowered for the lower ground floor bedrooms of flats 1 (to the front) and 2 (to the rear). Each of the lower ground floor bedrooms would have access to new lightwells. Flat 1 would have sole access to the front lightwell and flat 2 would have sole access to the rear.

The works also include the formation of a new front dormer and the enlargement of the rear dormer. The final works would include the installation of three side roof lights. The development works would enable the property to be converted from three self-contained flats into four.

#### **3. RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- HGY/2021/0244 - 113-115 Pembury Road - Single storey rear extension, part first floor rear extension, hip to gable extensions, front and rear dormer windows, increase in depth of basement and provision of light wells at the front and rear, creation of rear roof terraces at first and second floor level with provision of screening, and conversion of 113 Pembury Road into 3 self-contained flats and the enlargement of the existing 3 flats in 115 Pembury Road. Disposed

## **4. CONSULTATION RESPONSES**

### Internal & External Consultees

The following were consulted on the planning application:

1. LBH Conservation Officer: No objections subject to conditions.

### Local amenity groups

The following local groups/societies were consulted on the planning application: 0

### Neighbour Consultation

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

No of individual responses: 0

## **5. PLANNING CONSIDERATIONS**

### **Principle of development**

#### Principle of additional housing/ conversions:

The London Plan 2021 further supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings, of which 2,600 should be from small sites.

Haringey Local Plan policy SP2 outlines that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026.

Policy H1 'Increasing Housing Supply' seeks to increase housing supply across London. The supporting text 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford'. The policy states that Boroughs should seek to enable additional development capacity, including through intensification.

The Mayor's Housing SPD (March 2016) refers to the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households (para. 1.2.34).

"To reflect the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households, it is important local policies and decisions are based on robust evidence and take account of strategic housing requirements. As a general principle, locally restrictive policies, including those based on 'conversion quotas', should not be applied without robust justification".

The proposal would add additional residential units to the borough's housing stock, which would work towards meeting the above identified housing delivery objectives for the borough. The principle of additional housing is therefore acceptable.

#### Local plan policy on conversions:

Policy DM16 states that the Council will only permit conversion of larger homes (properties with 3 bedrooms or more) to small self-contained flats where – inter alia – they are located outside a Family Housing Protection Zone (FHPZ), have a floorspace of 120 sq.m or more, and provide a mix of unit sizes in line with Development Management policy DM11.

Parts c – g of Part A of policy DM16 deal with the standard of residential accommodation and are considered in more detail within the relevant sections of this report.

In terms of the principle of conversion, the original property has already been converted into 2x1 bed flats and a 1x2 bed flat. The proposal would see the introduction of a fourth self-contained unit which would be a 3 bed family sized dwelling.

Part B of the policy is also relevant to the principle of conversion, in setting out that conversions within the FHPZ are still potentially acceptable but only where they comply with criteria (b – g) of Part A of policy DM16, and result in no net loss in the number of family-sized units.

The property is within a Family Housing Protection Zone (FHZ), however the further conversion along with extension would introduce a family sized unit as opposed to resulting in the net loss of one. The converted property as existing does not contain a family sized unit (2x1 beds and 1x2 bed). The proposed works would include the creation of a 3 bed family unit (2x1 beds, 1x2 bed and 1x3 bed).

## **Design & appearance**

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

### Rear extensions:

The proposal includes demolition of existing ground floor rear extension and erection of a single storey rear extension approximately 6 metres deep, 5.8 metres wide and 2.95 metres in height with a flat roof. In addition, a further upper floor extension would be built on top of the ground floor structure. On top of the single storey extension this would be a further 4.4 metres in height, it would be 3.8 metres wide and following revisions the depth was reduced to 2.5 metres. The extensions would be finished in materials to match existing. The extension is relatively deep, but it would be located at the rear of the gardens of No 24 and 26 Ruskin Road. In addition, it would be stepped away from the boundary of No 113 by approximately 2 metres.

The single storey extension would accommodate the living space of flat 2 on the ground floor level. Whilst the upper rear extension would accommodate the rear ensuite bathroom for bedroom 1 in flat 3.

### Dormers and Roof-lights:

Whilst front dormers are generally not accepted, given the presence of front dormers on neighbouring properties, it is considered the proposed front dormer would not appear incongruous to the street scene. The modest dormer would be located below the level of the ridge of the roof, taking up only a small proportion of the front slope. It would not dominate the existing roof profile. In its design and scale, it would be very similar to the existing dormers on Pembury Road and would match the front dormer approved at No 113.

The existing rear dormer would be widened to also match the approved rear dormer at No 113. Although larger it would still comfortably sit within the roof-slope and would not appear as a dominant feature.

The works to the roof would also include the replacement of the 2x existing side roof-lights facing the rear of the properties on Ruskin Road, with 3x larger obscured roof-lights at a slightly lower level on the roof-slope. These would allow more light into the top floor flat 4.

#### Basement and Lightwells/Courtyards:

Permission is sought for the excavation of the existing lower ground floor and the creation/enlargement of a front light-well/rear sunken courtyard. The internal works to the existing basement include lowering the floor level by approximately 0.4 metres. This space would accommodate the lower ground floor bedrooms for the flat 1 (front) and flat 2 (rear).

The proposed front lightwell would provide light into the lower ground floor bedroom of flat 1. The new lightwell would match the one approved for No 113. It would emulate the existing Bay window above and rendered walls to match the existing. The front lightwell will be surrounded by new soft landscaping to provide screening along with a railing for safety. The landscaping associated to the front lightwell would in general improve the appearance of the front garden area. It would be modest in size and discreetly positioned, taking up an acceptable proportion of the frontage to the property.

At the rear the existing lower ground area would be carved out and enlarged to create a courtyard matching the approved one at No 113. This space would be accessible from the lower ground floor bedroom of flat 2.

The final works would include the rebuilding of the front boundary wall in 'soft red' stock brick to match the existing house. The proposal overall is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

#### **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 combined with extensions further converted from 3 self-contained flats to 4:

| <b>Flat</b> | <b>Flat type</b> | <b>Space (sqm)</b> | <b>London Plan Requires</b> | <b>Complies?</b> |
|-------------|------------------|--------------------|-----------------------------|------------------|
| Flat 1      | 1B2P - 2 storey  | 62.3               | 58                          | Y                |

|        |                 |      |    |   |
|--------|-----------------|------|----|---|
| Flat 2 | 3B4P – 2 storey | 84.4 | 84 | Y |
| Flat 3 | 2B3P - 1 storey | 65.7 | 61 | Y |
| Flat 4 | 1B2P – 2 storey | 54.0 | 50 | Y |

The proposed development would create 1x1 bed flat (lower/ground floor front); 1x3 bed flat (lower/ground floor rear); 1x2 bed flat (first floor); and 1x1 bed flat (loft/second floor). As outlined above all four flats would meet the relevant space standard for each unit. The bedroom sizes for all the flats also meet the national floor space requirements.

The layout of all the flats allow the most habitable rooms to benefit from the arrangement of the windows although, every bedroom also has substantial access to full sized windows. All four flats benefit from being dual aspect allowing sufficient ventilation, access to light and acceptable outlooks to the front and/or the rear of the site.

The ceiling height for the loft flat is between 2.7 – 3.2 metres in over 75% of the unit. The first floor flat benefits from a ceiling height of 2.7 metres. The 2x flats spread over the ground and lower ground level benefit from a ceiling height of 2.5 metres on each floor.

Lastly as stated in The London Plan (2021) policy D6 requires the provision of amenity space for new dwellings. Flat 2 being the family sized unit would have access to the rear garden. Flats 1, 3 and 4 wouldn't benefit from any private amenity space. This would not be completely in accordance with policy D6. However, the property is approximately 5 minutes walking distance from Bruce Castle Park. Although not ideal, it would still provide public access to a nearby green space in close proximity to the host site.

Overall, the proposal would provide an acceptable standard of accommodation for future occupants of the development.

### **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.

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 the amenity of neighbouring residents.

Given that No 113 has existing extensions similar to the proposed, in addition both the ground floor and upper extension are set away from the boundary by 2 metres, it is considered that the proposed extensions would not have a significant impact on the amenities of these neighbours. On the other side the extension is adjacent to the boundary at the end of the rear gardens of Ruskin Road. There would also be no significant impact on the amenities of these neighbours. There will be no material loss of privacy to neighbouring properties as all existing and new fenestration faces the rear garden. The side roof-lights although facing the rear of the properties on Ruskin Road are obscured.

The design of the dormer window to the principal elevation of the property is such that there would be no significant impact upon the residential amenity for neighbouring residents. The small feature would ensure that there is no privacy or overlooking issues for residents opposite the dwelling. Regarding the rear dormer, as the development would involve the

replacement/enlargement of an existing dormer, there would be no new amenity issues introduced. Overall, the proposal is acceptable in amenity terms.

## **Basement Development**

Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.

Development Management policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area; will not adversely impact the amenity of adjoining properties or the local natural and historic environment.

The subtext of this policy recognises that for basement development, where appropriate, applicants will need to submit specific information to demonstrate that these issues can and have been addressed.

The property already has a significant existing basement and other voids beneath the house. For this reason, a Basement Impact Assessment (BIA) is not required as the works involved to extend the basement would be relatively limited and not sufficient enough to require a full BIA.

The works proposed here is to increase the depth of the internal space of the basement by digging a further 0.4 metres downwards under the main building. The works here are not considered to represent a significant structural stability hazard, on the grounds of using industry standard underpinning in advance of the excavation works.

Such works to the party wall would in effect be very similar to typical underpinning works and/or foundations repair; where foundations are taken below the swelling and shrinkage zone of London Clay, so as to reduce the risk of damage caused by the water consumption of trees in a shrinkable soil as well as due to normal seasonal movement.

As with all basement projects, the more intrusive aspect of basement design and construction takes place after the planning process. Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. Specifically, the structural integrity of the proposed basement works here would need to satisfy building regulations. In addition, the necessary party-wall agreements with adjoining owners must be in place prior to the commencement of works on site.

In this instance a condition is being imposed to ensure that works are overseen by a suitably qualified engineer.

In conclusion the LPA are satisfied that the development here can be carried out without impacting land stability, ground water conditions or the amenity of adjoining/ neighbouring residents.

## **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 site has Public Transport Accessibility Level of 4 denoting good connectivity and is within in the Bruce Castle (BC) Controlled Parking Zone (CPZ) operating Monday- Saturday 08:00-18:30. Future residents would be able to apply for resident parking permits to park on street in the local CPZ. The proposed development would be car free and it is considered that the expected uplift in net increase in floor area would not be that significantly different from the existing. Therefore, it is considered that the proposed development is not expected to create a significant material transport and highway impacts.

In terms of cycle parking arrangements, the London Plan 2021 requires 1 space per studio single/one bedroom unit, 1.5 spaces per 2-person 1-bedroom unit, and 2 spaces for all other dwellings.

The four flats in total would require 7 cycle storage spaces. Flat 2 being a 3 bed would require 2 of those spaces. These would be located to the rear. Comments on cycling parking for this flat is noted, however, being a self-contained unit on the ground floor the issue is considered to not be impactful enough to warrant refusal or amendments to the arrangement.

The cycle storage for flats 1, 3 and 4 would be located in the front. Initially this was to be located directly in front of the proposed lightwell. This would not have been acceptable as it would have hindered access to the rest of the garden. It has been relocated to sit just inside the gate area where the bins would have been originally located. With this revision the arrangement and provision of the cycle storage is acceptable.

## **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.

With 8 140 litre bins to serve the 4 flats this would be adequate. The location of the bins along the front boundary wall is more appropriate than locating the cycle storage in this position as it would be less disruptive.

## **6. CONCLUSION**

The proposed development is in accordance with Policies DM1, DM4, DM11, DM12 DM16 and DM18 of the Development Management, Development Plan Document 2017. It would also be in accordance with policies SP2 and SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

## 7. RECOMMENDATION

The application is recommended for approval subject to the following conditions.

### Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 No development of the basement shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement-chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring to safeguard the amenities of neighbouring occupiers and the general locality.

- 5 Prior to the occupation of the approved development, the cycle parking arrangements shown on approved drawing number Pem/23/P03/B shall be implemented in accordance with the approved details and permanently retained thereafter.

The development shall not be occupied until a minimum of 7 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 6 Prior to the first use/occupation of the approved development, the refuse storage area shown on approved drawing number Pem/23/P03/B shall be implemented in accordance with the approved details 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 Policy D4 of the London Plan 2021.

**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: Land Ownership**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.