



Officer Report

Application Number:	HGY/2024/0916
Application Type:	Full planning permission
Address:	4 Sirdar Road, Wood Green, London, N22 6RG
Proposal:	Conversion of existing dwellinghouse into two. flats (one 3-bedroom and one 2-bedroom) with new bicycle and refuse/recycling storage.
Case Officer:	Daniel Boama
Valid Date:	02/04/2024
Applicant:	Mr Ali Enver
Agent:	Mr Hassan Djaffer

RECOMMENDATION

Approve with Conditions

1. SITE LOCATION

The application site comprises a two-storey, terrace dwelling located on the eastern side of Sirdar Road. The surrounding area is predominantly residential in nature, characterised by long terraces of dwelling houses.

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

The application proposes the change of use of this property from a single-family dwelling (C3) to 2 x self-contained flats (1 x 2 bedroom unit at ground floor level, 1 x 3 bedroom unit and first/roof floor level). The proposed conversion is facilitated by an existing single storey rear extension and rear dormer extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

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

Planning History

HGY/2023/3129 – Conversion from single-family dwelling to 2 x self-contained flats (1 x 2 bedroom, 1 x 3 bedroom). Refused permission on 25/03/2024.

HGY/2022/2900 – Certificate of Lawfulness for existing use as 3 self-contained flats. Refused permission on 21/11/2022.

HGY/2020/0493 – Installation of patio doors, Juliet balcony and railed parapet wall around edge of flat roof of new roof extension to enable builders' access (retrospective application). Refused permission on 03/04/2020.

HGY/2018/0641 – Certificate of Lawfulness for proposed rear dormer to facilitate a loft conversion. Permitted development on 09/05/2018.

Enforcement History

UNW/2019/00303 – Enforcement Notice Issued (Under Appeal)
Unauthorised works and change of use

4. INTERNAL & STATUTORY CONSULTATION

The following were consulted regarding the application:

LBH Transportation Group: No objection.

LBH Private Sector Housing Officer: No objection.

LBH Waste Management: The two flats proposed in this planning application will be eligible for a kerbside collection service for refuse and recycling. Our standard set of containers for each flat is 1 x 240 litre wheelie bin (refuse), 1 x 240 litre wheelie bin (mixed recycling – paper, card, glass, cans, food and drinks cartons plastic tubs, bottles and trays), and 1 x external food waste container (23 litre) and 1 x 7 litre internal kitchen waste caddy.

Refuse collections are once every two weeks while food waste and recycling are weekly and containers should be placed at the edge of property for collection. If required, new containers can be ordered by contacting Veolia Tel: 020 8885 7700 or Email: enquiries.haringey@veolia.com. Any access codes or fobs should also be provided to Veolia in advance so they can service the bins.

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: 0

6. ASSESSMENT OF PLANNING CONSIDERATIONS

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

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 DM policy DM11.

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 in question is located within the Family Housing Protection Zone and has a measured original un-extended gross internal floor space of approximately 119.70m², which falls below the minimum 120m² required in order to be deemed a property suitable for conversion to smaller residential units. Although the revised plans show the original un-extended internal floor area to be 122.5m², this includes the WC that was previously there, but there are no records to prove this. Also, the original un-extended gross internal floor space that is being assessed refers to what is currently there at the submission of this application (excluding the rear extension and rear dormer), not what was removed in the past.

Parts c – g of part A of the policy deal with the standard of residential accommodation and shall be considered in detail within the relevant sections of this report.

The proposed development would result in the conversion of an existing dwelling into two self-contained units within an area which has been subject to higher levels of historic conversions and a loss of family housing. Also, whilst there would be some conflict with Policy DM16 of the DPD in respect of the shortfall in the original un-extended gross internal floor space of the existing dwelling, the very small shortfall is very marginal and not enough to refuse and defend on appeal (APP/Y5420/W/17/3172817). The resultant floorspace of the two units and provision of a family sized unit would outweigh this very marginal shortfall.

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 works here do not propose any alterations by way of external changes or extensions.

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 sub-divided into self-contained units as follows:

- Ground Floor Unit – 2bed 3persons – 74.34sqm (London requirement is 61sqm) – Built in Storage is 1.9sqm (London Plan requirement is 2sqm) - Amenity Space is the existing rear garden.
- First Floor/Loft Unit – 3bed 4persons – 100.62sqm (London Plan requirement is 84sqm) – Built in Storage is 2sqm (London Plan requirement is 2.5sqm) – Amenity Space is not provided.

The ground floor unit shows provision of a shower room set beneath the stairs (accessed by communal hallway to reach first floor) where most of the ceiling height falls below 2.5m which cannot be considered as inclusive or accessible.

The proposed unit, set across the first and roof floor level, is considered a replacement family unit (3 bedrooms), which fails to meet the minimum built-in-storage floor standards, however it meets the minimum floorspace standards as set out in the London Plan.

The revised drawings show the kitchen for the first floor unit is located in the outrigger and the living space and third bedroom are location in the loft space which considered to be acceptable.

All proposed flats exceed the minimum space standards as set out in London Plan 2021 Policy D6 and Nationally Described Space Standards (2015). The layout and stacking arrangement of the flats are considered acceptable. All new flats are at a minimum, dual aspect, with windows provided to all habitable rooms providing adequate levels of daylight and outlook. It is considered that the units are well arranged on plan, would be well-lit and provide a good standard of outlook for occupants.

The private outdoor amenity space for the ground floor unit, which benefits from an existing rear garden, is considered acceptable. While the top flat would not have direct access to private amenity space, it is within approximately 5 minutes walk from local open space at Belmont Recreational Ground via Hawke Park Road.

Given the above, the two proposed units would provide an acceptable standard of accommodation for future occupiers.

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 number of flats and associated occupancy levels would result in an increase in comings and goings to the property. However mindful of the size of the property and the fact that flat conversions are a common feature to Sirdar Road, the increase in comings and goings would have no discernible impact in relation to current background noise levels in the area.

Overall, the proposal is considered to be acceptable and would not harm the residential amenities of the occupiers of neighbouring properties.

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 did not respond, however, the advice they provided under HGY/2023/3129 still applies considering that policy has remained the same. Therefore, when consulted on the previous application they advised that the proposal site has a PTAL rating of 4, indicating that its access to public transport is excellent when compared to London as a whole, suggesting that there are opportunities for trips to be made to and from the site by modes other than the private car. The development is located within the Wood Green Outer CPZ which restricts parking to permit holders only Monday to Saturday 08:00 – 18:30.

The site is approximately 10 minutes walking distance to Turnpike Lane Underground Station via A1080/Westbury Avenue, and approximately 5 minutes walking distance to 3 bus routes on A1080/Westbury Avenue via Hawke Park Road.

Regarding the cycle parking, the revised drawing shows storage for 2no. cycles in the front garden that would be used by the upper floor flat. There is an existing shed in the rear garden with enough space, which the ground floor flat can use to store their bicycles, therefore, the proposal is in accordance with London Plan 2021 Policy T5. There is existing hedging on the side boundary in the front garden on the side boundary with No.6, which would provide screening for the cycle storage.

In regard to construction, the Transportation further advised that the developer will need to provide a Construction Management Plan (CMP) in detail and scope that is proportional to the size of the development for approval to LBH Transport Planning and is in accordance with Transport for London's Construction Logistics Plan guidance 2021.

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 Haringey 'Waste management guidance note for residential and mixed-use developments' sets out waste and recycling guidelines for residential and mixed-use developments within the borough.

The Council's Waste Management Team commented on the application and their advice is listed in the consultation section above. The revised drawings show that adequate bin storage for both refuse and recycling purposes is provided within the front garden according to the advice, therefore is considered acceptable.

Conclusion

In regard to this case, the proposal falls short of the minimum original un-extended gross internal floorspace. However, the proposed units it provides meet the minimum standard of living accommodation for future occupiers, including a 3 bedroom family unit to ensure that the Council can protect the remaining existing stock of family houses within the area. It is also considered acceptable in terms of impact on neighbouring amenity, transport considerations, and provides adequate waste management facilities.

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. CIL Applicable

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

Grant permission 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 proposed 2no. secure and covered cycle parking facilities as set out on plan number reference: MAY24_4SR_01-RevR1 shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policy T5 of the

London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 4 The proposed waste and recycling storage area as set out on plan number MAY24_4SR_02-RevR1 shall be provided prior to the occupation of the use/development hereby permitted and 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 Policies SI 7 and SI 8 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.