



Officer Report

Application Number: HGY/2024/0926
Application Type: Full planning permission
Address: 372 Alexandra Park Road, Wood Green, London, N22 7BD
Proposal: The addition of a self-contained 1-bed, 1-person studio flat within the loft space following erection of a hip to gable and rear dormer roof extension and 3 front rooflights (as approved under planning reference: HGY/2023/2325), to an existing semi-detached property comprised of one 3-bed, 4-person combined ground floor & basement flat and one 2-bed, 3-person first floor flat.
Case Officer: Eunice Huang
Valid Date: 03/04/2024
Applicant: Richard Kaufman
Agent: Nisha Attra

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for the addition of a self-contained 1-bed, 1-person studio flat within the loft space following erection of a hip to gable and rear dormer roof extension and 3 front rooflights (as approved under planning reference: HGY/2023/2325), to an existing semi-detached property comprised of one 3-bed, 4-person combined ground floor & basement flat and one 2-bed, 3-person first floor flat.

Site and Surroundings

2.2 The application site is a two storey semi-detached property with a basement. The building is divided into two flats; one on the basement and ground floor level, and one on the first floor level. The site is located on the southern side of Alexandra Park Road, and forms a pair with the east-adjointing semi-detached dwelling at No. 374 Alexandra Park Road. The site is located in a residential area. Alexandra Park adjoins the site to the rear (south).

Relevant Planning and Enforcement history

2.3 The planning history of the site has been taken into account when coming to this decision:

· HGY/2023/2325 – Formation of a hip-to-gable loft conversion with the addition of a rear single dormer loft extension and replacing a single large window in the side elevation with two smaller windows with obscure glazing, to the upper floor flat of a semi-detached house – Approved 31/10/2023.

- HGY/2023/2326 – Formation of a hip-to-gable loft conversion with the addition of a rear L-shaped dormer loft extension and replacing a single large window in the side elevation with two smaller windows with obscure glazing, to the upper floor flat of a semi-detached house – Refused 31/10/2023.
- HGY/2018/0003 – Excavation of basement under existing building footprint and the installation of front and rear lightwell – Approved with conditions 01/2/2018.
- HGY/2014/2826 – Erection of single storey rear extension – Approved with conditions 25/11/2014.

2.4 There is no record of a permission granted for the conversion of the property into 2 flats. However, the Officer's Report for HGY/2018/0003 notes that the property's use as a 2 flats. It is unclear how long this use has been in place. Nonetheless, at least 6 years have elapsed since the granting of HGY/2018/0003. It can therefore be presumed that the existing use would be immune from enforcement action, under the 4 year rule, as per Section 171B of the Town and Country Planning Act 1990.

3. CONSULTATION RESPONSE

3.1 No consultation responses were received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters. No representations were received in response to notification and publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

Design and appearance

5.1 The proposal entails the addition of a rear dormer, with a hip-to-gable roof extension, in order to erect a loft level studio flat. The building envelope for the roof extensions matches the roof extensions approved under planning application HGY/2023/2325, which have not been constructed yet. The proposed additions will thus be assessed within this application.

5.2 The hip-to-gable extension maintains the existing ridge height, and it would be composed of tiles to match. This gable conversion would be consistent with that of the adjoining semi-detached dwelling in the pair (No. 374). The proposed side roof extension would thus be compatible with adjoining dwelling and the streetscape. The internal dimensions of the dormer measure 6.54m width by 3.487m depth. The dormer addition is set below the existing ridge height of the dwelling and set in from the edge of the roof plane. The dormer is also setback from the rear hipped roof element and rear chimney stack. The dormer addition would thus appear subservient to the existing building bulk. The dormer addition is comparable in scale and siting to that at No. 364. It would not dominate the host building or neighbouring properties.

Quality of Residential Accommodation

5.3 London Plan Policy D6 requires housing development to provide adequately sized rooms with comfortable and functional layouts. Dwellings must provide at least the gross internal floor area (GIA) set out in Table 3.1 of the London Plan and an acceptable floor to ceiling height should be delivered. This policy also requires sufficient daylight and sunlight to be supplied to new housing. Private outdoor space should be provided for new dwellings, in accordance with London Plan Policy D6.

5.4 A minimum gross floor area requirement of 37m² applies to the proposed studio flat with a shower room. The proposed flat has a gross internal floor area of 38.34m². This includes storage areas which have been calculated in accordance with the methodology stipulated in Policy D6. The dwelling thus satisfies the minimum internal space standards of Table 3.1.

5.5 The bedroom/living/kitchen has floor to ceiling height of 2.567m, which would provide satisfactory internal amenity within the main room of the studio. This is paired with its south-facing aspect, which maximises sunlight and daylight access.

5.6 The new flat would be allocated an outdoor amenity space within the existing rear garden. This garden is currently divided between the two existing flats. Under the proposal, arrangements would be made to divide the garden of the first floor flat to provide space for the new flat. The affected first floor flat garden would retain an area of 59.5m² and the garden space for the studio flat would measure an area of 58.3m². This exceeds the minimum outdoor space requirement 5sqm.

Neighbouring amenity

5.7 The proposed development would not appear overbearing when viewed from neighbouring properties and would not result in any significant increase in overshadowing or loss of outlook to neighbouring properties. The subject site and neighbouring properties along this side of Alexandra Park Road benefit from the north-south orientation of the lots; the roof extensions are located to the north of the rear windows and rear gardens, minimising overshadowing impacts. In relation

to privacy impact, there is an existing degree of overlooking and cross-viewing available from existing windows of the subject site and neighbouring properties, including neighbouring loft-level windows. The proposed loft-level rear glazing therefore would not have a material adverse overlooking impact in this context. The new side-facing windows may have direct views into the adjoining property. A condition will be attached requiring these windows to be obscure-glazed and non-opening unless above 1.7 metres from floor level to protect the privacy of neighbours.

5.8 The alterations and additions to the host building would not harm the amenity of the existing flats. The existing ground floor and basement flat remains unchanged in scale and layout. There is a minor alteration to the stairwell and entrance to the first floor level flat, in order to provide shared access with the new flat. The layout and amenity of the first floor flat is otherwise unaltered. The existing gross internal area for this flat is 70.79m². This is reduced to 67.08m² under the proposal. This satisfies the minimum space standard requirement of 61m² for a 2 bedroom, 3 person flat.

Other considerations

5.9 The proposal includes bin storage for two bins for the new flat at the front of the site. A bike store is provided for up to 2 bikes the new flat within the allocated rear garden area.

Conclusion

5.10 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management DPD 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017, and Policy D6 of the London Plan 2021. The proposed development also accords with the relevant policies of the NPPF.

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

6. CIL APPLICABLE

The proposal is for the creation of a new dwelling, which results in an increase in internal floor area of 35.29m² (with a floor to ceiling height of at least 1.5m). The proposal is therefore liable for Mayoral or Haringey's CIL charge.

Based on the information given on the plans, the Mayoral CIL charge will be £2,424.45 (35sqm x £69.27) and the Haringey CIL charge will be £ 14,785.75 (35sqm x £422.45). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

7. RECOMMENDATION

GRANT PLANNING PERMISSION subject to 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 Prior to the first occupation of the development hereby approved, the two new side windows as shown on the plans hereby approved shall be fitted with obscured glazing and shall be non-opening unless located 1.7 metres above the floor level of the room in which the windows are installed. The window shall be permanently retained and maintained as such thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The proposed waste and recycling storage area as set out on drawing number SP-0.2 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.

- 5 Notwithstanding the plans and information otherwise hereby approved, prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 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.

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: 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.

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 : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £2,424.45 (35sqm x £69.27) and the Haringey CIL charge will be £14,785.75 (35sqm x £422.45) (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment,

and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.