

Officer Report

Application Number:	HGY/2024/1087
Application Type:	Full planning permission
Address:	491A High Road, Tottenham, London, N17 6QA
Proposal:	Erection of first and second storey extension to provide two one-bedroom self-contained flats.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	17/04/2024
Applicant:	Mr Singh
Agent:	Mrs Rana Shad

RECOMMENDATION

Approve with Conditions

1. Site location

The application site is located on High Road Tottenham and lies within the Bruce Grove Conservation Area. The site forms part of a row of terraced properties with commercial on the ground floor. The site is a single storey building attached to another single storey property. Adjacent to the site there is a three-storey property with residential above. The road is mainly characterised the three-storey properties with a commercial use of the ground floor and residential above.

2. Description of Proposal

The proposal seeks permission for double storey extension above the existing a retail unit to create two-self-contained single bedroom flats. The proposed extension will enable a flat on each floor all containing a living/dining room, kitchen, bathroom and a bedroom.

3. Relevant Planning and Enforcement history

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

HGY/2010/1662 – Granted on 14/12/2010 - Erection of first and second storey extension to provide 2 x two bed self-contained flat.

HGY/1991/0335 – Granted on 22/07/1991 - Erection of single storey rear extension.

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: No objection subject to conditions.

Conservation Area Officer: No comments.

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: 1

Objecting: 1

Supporting: 0

The following comments were raised in the representations received:

- Objects on the grounds that the development would upset the proportion of the building and will adversely affect the character and setting of the neighbouring building at 493 High Road.
- Concerns that no consideration has been given to the potential overshadowing effect on their premises at 493 High Road and would make it difficult to received sunlight in the winter months.
- Effect on traffic and road safety during the construction period. The effect of delivery of materials and building materials to be used during construction on traffic and road safety.
- Noise pollution during construction period.

Comments on Representations

- Objector's comments are noted. The infill of the gap with double storey extension has been sensitively designed. The overall design and appearance are in-keeping with the character and appearance of the wider terrace and would not detract from the immediate adjoining properties and the character of the conservation area. There would be no significant harm to the amenities of the adjacent occupiers, with regards overshadowing, light and aspect as the proposal extends upwards only similar to the existing footprint of the existing premises.
- Concerns relating potential disruption during construction, such as materials, noise, delivery, traffic and road safety. As with any construction work, it is accepted that the building works will cause a certain amount of disruption to adjoining occupiers. However, this short-term disruption is not considered to be a justifiable reason for refusal and any of the matters raised above are all govern by legislations which the applicant is expected to comply with such building regulation and traffic measures.

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.
6. Waste management.

Principle of development

Principle of additional housing/ conversions

The principle of extending the building and having an eaves height that is similar to the adjacent property is acceptable. The application site and the one next to it are the only properties along this parade that are single storey. So, to bring the application site in line with the parade of shops would fit into the character of the area. To have residential on the upper levels is acceptable and is normal to see above a commercial property. Along the High Road many of the properties have residential above the ground floor commercial level.

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.

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The design for the proposed infill extension is conceived as a continuation of the terrace. The resulting building would replicate the other properties on the street in terms of street elevation rhythm and proportions and use materials. The proposed front and rear building lines of the proposal would follow the established building line along High Road which is welcome. The design approach is considered to be in keeping with the wider adjoining terrace along High Road. The proposed infill is considered to respond appropriately to the existing frontage.

With the amendments to the application and the reduction in height the proposal fits into the streetscene and within the Bruce Grove Conservation Area. The proposed building will replicate the height of 489 High Road. The eaves height will be the same as this building. The adjoining property has a triple bay and can afford to be slightly higher; therefore, the proposed building will be the same as the adjoining properties.

The windows and fenestration are also the same as the existing row of properties and therefore will preserve the character of the Conservation Area. The proposed windows will be timber framed sash windows that will reflect the other windows of the adjoining properties.

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 proposed residential units will be access at the ground floor level through a door on the front elevation next to the commercial shopfront. This will then lead to a staircase to the proposed first and second floor levels. The proposed units would comprise of a living room and kitchen, bathroom a large master bedroom. The proposed room sizes are adequate and generally meet the minimum floor space requirements. The layout of the proposed units is acceptable, and each room benefits from natural lighting and ventilation.

The standard of accommodation, therefore, would be considered to provide an acceptable standard of living. It is considered that the proposed accommodation provides sufficient floor area, sufficient living space, and suitable dual aspect outlook and is therefore in accordance with Haringey Local Plan Policies SP2 and SP11 and London Plan Policy 3.5. The proposed units do not have any access to external amenity space. Given that it is located above a shop it is impractical to provide any useful amenity space. However, the site is located close to town centre with excellent transport link. The proximity to nearby public open spaces (Bruce Castle Park), counts in favour of the proposal. It is therefore of material relevance to my assessment that the site is only couple of minutes-walk to these parks and as such considered acceptable in this instance. The proposed flat exceeds the minimum internal floor area standards by over 10% in this case and does compensate for the lack of amenity space.

It is considered that the proposed development provides a satisfactory standard of accommodation in accordance with Haringey Local Plan Policies SP2, SP11 and DM16 and London Plan.

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.

There would be no significant harm to the amenities of the adjacent occupiers, with regards overshadowing, light and aspect as the proposal extends upwards only. The side elevation of the new development has solid blank wall. Therefore, no provision of side facing windows on the new building, with regards to overlooking, overbearing, outlook and daylight, is not considered to result in harmful impact.

To the rear, the host property has similar building height. Due to a separation distance, there would be ample distance between the buildings to prevent any unacceptable impacts in terms of overlooking, overbearing, outlook and daylight, for both the existing use of the building on the ground floor and adjoining occupiers of ground floor commercial units.

Overall, the proposed development would have no material adverse impact on the amenity of the adjoining neighbours as such the proposal is considered to be in accordance with London Plan and DM Policy DM1.

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, 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'.

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'.

No off-street parking is proposed. The flats would have a maximum occupancy of four persons. It benefits from a PTAL rating of 6a with bus routes on High Road and an overground station nearby at Bruce Grove. The Council's Transportation Officers raise no objection in light of the same considerations, including the fact that cycle parking in line with London Plan standards has been provided. Therefore, the proposal is acceptable in this regard.

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.

No details in relation to bin storage for both refuse and recycling purposes is provided. A pre-occupation condition shall be imposed that requires the waste storage enclosure or arrangement to be installed prior to first occupation and maintained as such for the lifespan of the development.

Conclusion

The proposal for the erection of a first and second floor extension to provide two flats is acceptable. The proposal should be approved on the grounds that the building will be in keeping with the existing row of terraced properties and will preserve the character and appearance of the street scene and Conservation Area as a whole. The proposal will provide two flats of adequate

accommodation that will not adversely affect the privacy and amenities of any surrounding property.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL Applicable

The development is less than 100 square metres but is for a whole new unit and as such is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £9,074.37 (131sqm x £69.27) and the Haringey CIL charge will be £7,516.78 (131sqm x £57.38 (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. An informative will be attached advising the applicant of this charge.

8. 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 Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof and parapet treatment;
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
- d) Details of entrances and porches which shall include a recess of at least 115mm;
- e) Details and locations of down pipes, rainwater pipes or foul pipes and all external

vents;

f) Details of balustrading;

g) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;

h) Details of cycle, refuse enclosures and plant room; and

i) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

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No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of: a) parking and management of vehicles of site personnel, operatives and visitors b) loading and unloading of plant and materials c) storage of plant and materials d) programme of works (including measures for traffic management) e) provision of boundary hoarding behind any visibility zones f) wheel washing facilities: have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period. Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017

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: Waste Management

In respect of Condition * the Council's Waste Management Team have advised that

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.