Officer Report

Application Number:	**HGY/2024/0455**
Application Type:	**Full planning permission**
Address:	The plot of land before number 1 Wroxham Gardens, Wood Green, London, N11 2AY (Also to the rear of 10-12 Bidwell Gardens)
Proposal:	Construction of 3/4 bedroom and 2 bathroom family dwelling.
Case Officer:	Eunice Huang
Valid Date:	15/03/2024
Applicant:	Ms & Mr Ellen & William Wibye & Figueira
Agent:	

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 The application is for the construction of 3/4 bedroom and 2 bathroom family dwelling.

Site and Surroundings

2.2 The site is located within land that previously formed part of the rear garden of No. 12 Bidwell Gardens and part of the rear garden of No. 10. The land has a sloping topography, mainly sloping downwards from east to west but also north to south. There is currently vegetation on site with the specimen of trees of low to moderate value. The surrounding uses are residential, with the northwest, Western and Southern

boundaries of the site abutting the gardens of No. 1 Wroxham Gardens and Nos. 8-14 Bidwell Gardens. The north-eastern boundary of the site fronts onto Wroxham Gardens. The site is not located within a conservation area.

Relevant Planning and Enforcement history

2.3 The most recent planning history relating to the site as is as follows:

- HGY/2020/2762 - Erection of detached dwellinghouse with associated hard and soft landscaping. Refused by Committee 07/05/2021. Appeal allowed 21/2/2022.
- HGY/2014/0718 - Erection of single storey 2-bed dwelling at the rear of 10 - 12 Bidwell Gardens with new crossover to Wroxham Gardens. Refused 06/5/2014.
- HGY/2012/1530 - Erection of new 2 storey 3 bedroom detached dwelling with new crossover to Wroxham Gardens. Refused 16/10/2012. Dismissed on appeal.

3. CONSULTATION RESPONSE

3.1 The following responses were received following consultation on the application:

1) LBH Carbon Management: The minor development application proposes a reduction of 70% on site, which is supported in principle. Further information was requested by LBH Carbon Management, as per the major development requirements of the London Plan 2021. Conditions are recommended to secure further details.

2) LBH Transport: The site has a PTAL value of 3, considered 'moderate' access to public transport services. The site is not within any of the Borough's CPZs. One off-street parking space is proposed for the new 3 to 4 bedroom dwelling. The parking space would be accessed from a new crossover off Wroxham Gardens. 2 external cycle parking spaces are proposed within an external store.

The proposed parking is acceptable in principle. Subject to meeting the Highway Authority requirements with respect to the new crossover, and conditions relating to the cycle parking details and a Construction Method Statement, Transportation have no objections to the application.

3) LBH Arboriculture: There are no initial concerns; however the tree reports are over three years old.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press advert, site notice and letters. 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:
Objecting: 31
Supporting: 18
Representations: 2

4.2 An objection was received from Councillor Rossetti, raising the following matters:

- The proposal deviates from the assessment of the Planning Inspector in the 2022 appeal approval - APP/Y5420/W/21/3279945. The proposed dwelling is larger and taller than approved in this appeal and would integrate well with the street scene.

4.3 The following issues were raised in the objections and are addressed in the next section of this report:

- Neighbours have not received consultation letters *(Planning Officer note: Consultation letters were initially issued on 22 March 2024 but a number of consultees advised that these letters were not received in the post. Subsequently, the consultation letters were reissued to a wider area of neighbouring properties on 10 April 2024, with the consultation period extended by an additional 14 days.)*
- The proposal deviates from the assessment of the Planning Inspector in the 2022 appeal approval - APP/Y5420/W/21/3279945. The proposed dwelling is larger and taller than approved in this appeal.
- Size of dwelling is disproportionate to the small size of the land and would detract from character of the area. Dwelling should be maximum single storey height.
- Overlooking, including from upper level and expanse of glazing
- Pitched metal roof detracts from the street.
- Basement excavation impact
- Biodiversity and sustainability impacts - The site is in proximity to Tunnel Gardens, which is part of a green corridor.
- Stormwater runoff impact
- Infill garden development sets bad precedent
- Inadequate parking will add to burden on street parking.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and appearance;
3. Standard and quality of residential accommodation
4. Impact on the amenity of adjoining occupants;
5. Basement construction;
6. Inclusive access
7. Trees and landscaping;
8. Transport and parking
9. Energy and sustainability

Principle of the development

Delivery of new housing

5.2 It is proposed to construction of a 3/4 bedroom and 2 bathroom family dwelling. London Plan Policy H1 and Table 4.1 identify the overall housing targets for Boroughs (Haringey's 10-year target – 15,920). Policy H1 states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, especially sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a station or town centre boundary. In addition, London Plan Policy H2 sets out a presumption in favour of development proposals for small sites (below 0.25 hectares in size) and in Table 4.2 a minimum target for housing delivery on small sites is identified for Boroughs (Haringey's 10-year target is 2,600).

5.3 Policy DM7 covers development on infill, backland and garden land sites. Part A of the policy outlines that there would be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots.

5.4 This scheme would add one new dwelling on this site, which currently is an underutilised rear garden. As such, this proposal would make a minor contribution to the overall housing target for the Borough, as well as the housing delivery target for small sites. The development would include land from 2 plots, with a frontage on to Wroxham Gardens. The proposal is considered to represent comprehensive development that complies with Policy DM7. Equally the site is located in a sustainable location accessible to public transport and services; within 800m (754m) of a tube station and in a PTAL 3 area.

5.5 Given the above, the principle of creating an additional units on the site is considered acceptable.

Precedent

5.6 It is noted that concerns by third parties have expressed a precedent taking place elsewhere in the area. It is pointed out that precedent in itself cannot be a reason to withhold permission, with rather each application having to be determined on its individual merits.

Design and appearance

5.7 London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

5.8 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

5.9 DPD policy DM7 requires proposals for infill, backland and garden land to relate appropriately and sensitively to the surrounding area, providing a site specific and creative response to the built and natural features of the area and to incorporate at least one street frontage.

5.10 The site is located within part of the rear gardens of Nos. 10 and 12 Bidwell Gardens. The land has a sloping topography, mainly sloping downwards from east to west but also north to south. There is currently vegetation on site with the specimens of trees of low to moderate value.

5.11 The proposal seeks to erect a dwelling that would have an excavated lower ground floor level. The north-western side of the new dwelling would have the same building line as neighbouring No. 1 Wroxham Gardens, with a central projecting element in an articulated front façade design. The set-back from the public footway would be some 4.07m. The proposal has a smaller footprint than the previously consented planning

application, taking into account the size of the overall footprint of the building and lightwells. The proposed scheme would represent a significant reduction in excavated area, allow for more garden areas at the existing ground levels.

5.12 The dwelling would of a pitched roof, gable end contemporary design, with the facades formed of brick, horizontal wood cladding and large elements of glazing. The dwelling is formed of a lower ground floor level, ground floor level and mezzanine level within the pitched roof. Due to the topography of the site, the dwelling would have the appearance of a single storey structure when viewed immediately outside the entrance of the site from Wroxham Gardens, with the footprint of the dwelling sufficiently set-back from the public footway to ensure it would be of appropriate visual prominence when viewed from the street.

5.13 The dwelling would sit in complement to the row of two storey, gable roofed semi-detached dwellings to the north-west. It should be noted that the proposed dwelling would sit on lower natural ground levels than the properties to the north-west, as well as those opposite on Wroxham Gardens, due to the sloping topography. Thus, the single storey pitched roof form of the dwelling would be subordinate within the street scene context. The pitched roof form references the neighbouring roof forms within the street. The building thus would not take from or compete with the traditional suburban housing which informs the character and appearance of the area.

5.14 A number of objections have argued that the proposed scheme disregards the Planning Inspector's assessment of an appropriate dwelling on this land, as set out in the 2022 appeal - APP/Y5420/W/21/3279945. Specifically, appeal decision speaks on the visual appearance of the consented dwelling within paragraph 5, which states that: "In this instance, the new dwelling would occupy a modest footprint and be setback from the highway in conformity with the front building line followed by neighbouring development to the northwest. Owing to the sloping nature of the site and the not insignificant extent of ground excavation proposed, the new dwelling would appear as low-level when experienced from Wroxham Gardens. These factors would temper the dwelling's visual prominence and promote that it integrates successfully with its surroundings."

5.15 The wording of Paragraph 5 recognises the ways in which the consented design is an appropriate scheme for the site, but does not preclude acceptable alternatives to the building design, height and footprint within the site context. The proposed scheme also maintains a modest footprint and front alignment that is setback from the highway. It is noted that the height and amendment of the roof to a gable roof would increase the dwelling's presence within the street scene. However, this increased visual presence does not equate to a dominating appearance within the street or harm upon the character of the area. Rather, the amended design, with a pitched roof can be

considered to better complement the neighbouring pitched roof forms along Wroxham Gardens.

5.16 While it is acknowledged that the gardens of Nos. 10 and 12 Bidwell Gardens would be reduced to a depth less than others, within this stretch of Bidwell Gardens it is common for garden plots close to or adjacent to junctions with other streets to be of a reduced depth or size, as is evidenced by the splayed garden layout of No. 1 Wroxham Gardens. As such, it is not considered that the reduced size of the rear gardens of Nos. 10 and 12 would be unduly harmful to the wider pattern of development or suburban character of the locality.

5.17 A condition requiring further details of the proposed materials are required to be reviewed and approved by the Local Planning Authority prior to works commencing on site.

5.18 Landscaping will be integral to the success of this development. The submitted drawings indicate that a combination of trellis screening and existing trees and vegetation will form part of the site's landscaping. A more detailed soft landscaping plan will be required to be submitted, as secured by way of a planning condition, in addition to details of hard landscaping within the site including boundary treatment/ means of enclosure. Subject to the submission of satisfactory materials and landscaping details, Officers consider that the proposal would be acceptable with regards to design and character considerations.

Standard and quality of residential accommodation

5.19 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.

5.20 In assessing the proposal against these requirements, the proposed dwelling would accord with the minimum unit and room size requirements. Table 3.1 sets out a minimum 121m^2 gross internal area for 4 bedroom, 7 person, 3 storey dwellings. The proposal exceeds this minimum requirement, at 166.5m^2.

5.21 The proposed dwelling would be dual aspect and would provide sufficient levels of outlook and daylight for the future occupiers. All habitable rooms would benefit from a satisfactory outlook and light with sufficient internal storage located in the lower ground level. In respect to the internal amenity of the basement level; lightwells

are provided along the side of the dwelling, with a rear terrace to provide light and ventilation. A large rear garden area would provide a satisfactory standard and quantity of external amenity space. The proposal would therefore provide a satisfactory standard of accommodation for future occupants.

Inclusive access

5.22 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all.

5.23 The development would comply with Part M4(1) Building Regulation Standards in terms of access, which is acceptable for minor developments as outlined in supporting text of policy H2 of the London Plan 2021.

Neighbour Amenity

5.24 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.

5.25 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.

5.26 The proposed scale of the dwelling relates appropriately to the surrounding area. There would be adequate separation distances between the proposed development and neighbouring residential properties to avoid unacceptable harm to the living conditions of neighbouring residents, in terms of daylight/sunlight, overlooking, impact on outlook and to avoid an overbearing impact when viewed from these neighbouring properties and gardens. Specifically, the proposed dwelling has a 5.7m separation distance from the north west-adjoining dwelling at No. 1 Wroxham, and a separation of at least 18m from the dwellings to the south, addressed to Bidwell Gardens.

5.27 The dwelling would not cause undue overlooking impact upon neighbours. The glazing is predominantly located at the ground level. There is an upper level rear window that may provide views into neighbouring gardens. However, this window

would be located at an oblique angle to the neighbouring dwellings which are at a distance, mitigating privacy impact. The upper floor south-east window is located across a large void from the mezzanine floor. The siting, orientation and separation distances are sufficient to ensure that the window would not result in an unacceptable loss of privacy to these neighbouring occupants.

5.28 The southern and western boundaries of the site will also have a generous soft landscaping treatment that will serve to screen views of the building and retain a verdant quality for the site. The development will also have boundary fencing and gating to ensure that the security of the new development itself and also neighbouring occupiers is not compromised. Further details of proposed planting scheme, species and heights etc, as well details of boundary treatments, are being secured by way of a planning condition.

5.29 Overall, it can be demonstrated that there will be no unacceptable harm to the living conditions of neighbouring residents.

Basement development

5.30 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.

5.31 DPD policy DM18 ('Residential Basement Development and Light Wells') requires proposals to demonstrate that a basement development 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 and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 reiterates the requirement of new development to manage and reduce surface water runoff.

5.32 London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it is recognised and outlined that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impact on the local environment and residential amenity.

5.33 The applicant has submitted a Structural Methodology Statement (SMS) prepared by Halstead Associates, a Drainage Strategy (DS) prepared by Patrick Parsons and a Phase 1 Preliminary Risk Assessment (PRP) prepared by SAS Ltd. The SMS outlines the intended structural methodology for the construction of a single storey basement to

approximately 3m maximum depth, while the DS seeks to demonstrate that a reduction in surface water run-off from the site can be achieved, while the PRP looks at the potential for contamination at the site and evaluates whether any remediation may be required.

5.34 The site is not within an area at risk from flooding as defined by the Environmental Agency. The site is within a Critical Drainage Area (CDA) as defined in Policy DM26, which requires that all proposals for new development within a CDA to incorporate measures to reduce the overall level of flood risk.

5.35 The site is underlain by London Clay Formation, an unproductive strata with low permeability that has negligible significance for water flow. As outlined in the reports submitted there is no obvious watercourses on site or adjacent to the site. From the information provided it can be derived that no continuous groundwater table will exist below the site and so the proposed basement/excavation works here are not expected to have an impact on hydrogeological conditions. Specifically the geotechnical site investigation found no groundwater within the depth of the expected excavation for the basement/lower ground floor.

5.36 Measures to reduce run-off generated on site are outlined in the drainage strategy, in specific the use of porous permeable surfaces as well as opportunities for small scale bespoke SuDS elements (such as planters and filtration beds).

5.37 The SMS outlines that the site conditions could allow for the use of conventional strip or basement raft foundations taken down below the Made Ground and any weak superficial soils and placed in natural stiffy silty sandy clay deposits which occur at depths of approximately 0.60m below ground level. In the event that the use of conventional spread foundations proves either impracticable or uneconomical due to the size and depth of the foundation required, the use of piled foundations can be considered. Ground movements and/or instability would need to be managed through the proper design and construction of mitigation measures during the works.

5.38 Following industry best standard practices, the excavation works here are not viewed to represent a risk in terms of structural stability, ground slip or movement in connection with neighbouring buildings and sites. The level of information provided at the planning application stage is considered acceptable, however as a matter of course it is pointed out that more detained on site investigations will take place to feed into the detailed foundation design and the construction phase of the development. A condition is being imposed to ensure that the structural side of the basement/excavation works are overseen by a suitably qualified chartered engineer. A construction management plan (CMP) is also required to be submitted to the LPA prior to the commencement of works on site; providing further information on the programme of works.

5.39 Lastly it is highlighted that other legislation, Party Wall Act and Building Regulations etc. also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owner would need to be in place prior to commencement of works on site. The Party Wall Act 1996 exists separately from the planning system, to reconcile differences that adjoining development might cause.

5.40 Subject to the conditions outlined above, the proposal is considered acceptable with regards to the basement/excavation works proposed.

Trees and landscaping

5.41 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

5.42 Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

5.43 Policy G6 of the London Plan states that in relation to 'requires new developments to make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Impacts on existing biodiversity or green space, as a result of minor housing developments, are required to be minimised and mitigated through measures such as returning hard standing to green space, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage in order to achieve the principle of no net loss of overall green cover', which is also advocated in local plan policy: DM Policy (2017) DM19. This policy states:

> A - Development proposals on sites which are, or are adjacent to, internationally designated sites, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site.
> B - Development that has a direct or indirect adverse impact upon important ecological assets, either individually or in combination with other development, will only be permitted where:
> a The harm cannot be reasonably avoided; and
> b It has been suitably demonstrated that appropriate mitigation can address the harm caused.

5.44 An 'Arboricultural Method Statement' by Arbtech has been submitted with the application, dated from 2021. In the intervening years, there have not been any substantial changes on the undeveloped site that would significantly alter the findings of the Arboricultural Method Statement. At the time of the survey, a total of 15no. individual trees, 1no. group of trees and 1no. hedge were identified within and around the site. Of these trees, none of those outside the site would be removed. A total of 9 trees within the site would be removed but all of the specimens are of relatively low quality with 8 being category C specimens and 1 a category U.

5.45 It is acknowledged that the proposal would have an impact on habitat within the existing site. The site has no formal ecological designation and all trees and shrubs could be removed without consent at any time. However, an indicative soft landscaping scheme has been submitted that shows the excavated area would be tiered, with a generous proportion of soft landscaping provided on site incorporating retained and new planting along the rear, side, as well as front boundaries of the site. No nearby sites of ecological interest would be materially affected. Overall, the development will provide satisfactory provision for the creation of habitats and biodiversity.

Transport and parking

5.46 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.

5.47 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'.

5.48 Access to the site would be from Wroxham Gardens. The site has a public transport accessibility level (PTAL) of 3 which is considered to be a moderate level. The proposed 1 off-street parking space for a new 3-4 bedroom dwelling would be in line with DPD Policy DM32 'Parking' and London Plan parking standards. A total of 2 cycling parking spaces are shown within to the side of the dwelling, which would comply with London cycle parking requirements. Full design details of the secure/covered cycle storage are to be submitted to the LPA as secured by way of planning condition.

5.49 A Construction Management Plan (CMP) is recommended (by condition) prior to the commencement of works on site to demonstrate that the construction works can be undertaken to minimise impact on the highway and public transport network, to ensure highway pedestrian and cycle safety and to minimise impact on the amenities of neighbouring occupants. Subject to compliance with these conditions, the proposal is considered acceptable with regards to highways, parking and transportation considerations.

Energy and sustainability

5.50 The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

5.51 DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

5.52 The information submitted as part of an energy and sustainability statement indicate that the resulting development would be achieve a minimum 86% improvement on carbon emissions over the 2021 Building Regulations Part L, with fabric efficiencies, air source heat pumps (ASHPs) and a minimum 4.2 kWp solar photovoltaic (PV) array. This is supported in principle. A condition is attached to secure further details on fabric efficiencies, ASHP and PV details. The conditions imposed in respect of energy and sustainability have been adapted to meet the relevant legal tests, ensuring they are precise, relevant, enforceable, achievable. These adjustments have been made to accurately reflect the nature of the proposed scheme, recognising that it involves the construction of a new dwelling rather than a block of flats.

5.53 The development will further achieve 'zero carbon' through an offset payment (£855) in line with London Plan guidance.

5.54 In terms of broader issues of sustainability, the scheme is sustainable in terms of it in part being previously developed land, its location and access to public transport, and proximity to a town centre and other facilities.

5.55 As such, it is considered that this proposal, a minor application, would comply with relevant policies and to be acceptable in terms of sustainable design and energy efficiency, subject to appropriate conditions to achieve the above as being imposed.

Waste and recycling

5.56 DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.

5.57 As per the detail submitted, a screened bin storage area, with the capacity to fit 3 x 360 litre wheelie bins at the front of the site. As per the other houses on this street the bins here will need to be deposited on the kerbside for collection.

5.58 As such in terms of waste and recycling the scheme here provides acceptable arrangements.

6 CONCLUSION

6.1 The proposed development would provide a single dwellinghouse that would make a modest contribution to identified housing delivery targets within the borough, that would make a satisfactory design response to its location and context and would not result in an unacceptable impact on the amenities of neighbouring occupants.

6.2 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

Based on the information given on the plans, the Mayoral CIL charge will be £11,706.63 (169sqm x £69.27) and the Haringey CIL charge will be £71,394.05 (169sqm 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.

8. 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 commencement of the development hereby approved, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for: brickwork, roofing and window frames. Thereafter, the works shall be implemented in accordance with the approved materials and details. Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the area is preserved, consistent with Policies SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).
4	Notwithstanding the approved plans, prior to the commencement of all works on site, details of all hard and soft landscaping and boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following: - details of materials and scaled elevations of boundary treatments - location, type and materials to be used for hard landscaping and specifications for the permeable paving - the locations, species, heights and densities of trees and other planting.

	The development thereafter shall be implemented in accordance with such approved details within the first planting season following completion of the built development. Any new trees that die, are removed or become severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details. Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
5	No development shall take place until a Construction Management Plan, to include details of: a) parking and management of deliveries to the site 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. Reasons: 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 Policy T4 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.
6	The building hereby permitted shall not be occupied until the drop kerb has been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site in accordance with the approved plans and retained in that form thereafter for the lifetime of the development. Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway and consistent with Policy T4 of the London Plan 2021
7	The development hereby approved shall be constructed in accordance with the Energy Report by EnergyTest Ltd (dated 20/05/2024) delivering a minimum 86% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 4.2 kWp solar

	photovoltaic (PV) array, with further details in respect of the following first being submitted to and approved by the Local Planning Authority, · Confirmation of the necessary fabric efficiencies to achieve a minimum 18% reduction, including details to reduce thermal bridging; · Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor) and the thermal storage, with plans showing the ASHP pipework and noise and visual mitigation measures; · Confirmation of the proposed ventilation strategy. If Mechanical Ventilation and Heat Recovery (MVHR) is proposed, this must include specification and efficiency of the unit, with plans showing the rigid MVHR ducting and location of the unit; · Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter. (b) The solar PV arrays/ air source heat pump(s) must be installed and brought into use prior to first occupation of the development. Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.
8	Prior to above ground construction, a statement shall be submitted to and approved by the Local Planning Authority to demonstrate how the overheating risk has been minimised and mitigated on site in line with the London Plan Cooling Hierarchy. Applicant should consider the potential use of external shading / awning which can provide shading to the South facing glazing and terrace. Details and specification of the mitigation measures shall be provided in support of this statement. Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.
9	No dwelling shall be occupied until details of the location of a water butt of at least 350L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local

	Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained. Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.
10	Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £855.00 to fund offsetting the remaining carbon emissions from this development. Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.
11	Prior to first occupation of the development hereby approved, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to fist occupation 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 SI7 of the London Plan 2021.
12	Prior to first occupation of the development hereby approved, details of the type and location of secure and covered cycle parking facilities shall be submitted to Planning Sub-Committee Report 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, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only. Reason: To promote sustainable modes of transport in accordance with Policies T2 and T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.
13	The dwelling hereby approved shall be designed to meet Part M4 (1) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings.
14	The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate

	professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works. Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.
15	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the building (other than that development expressly authorised by this planning permission), unless otherwise agreed in writing by the Local Planning Authority. Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

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 £11,706.63 (169sqm x £69.27) and the Haringey CIL charge will be £71,394.05 (169sqm 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.
	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.
	INFORMATIVE: Need for Dilapidation survey The applicant may be liable under Sections 131 and 133 of the Highways Act 1980 to pay for damage to the publicly maintained highway if caused as a result of the building works hereby approved. The applicant is, therefore, required that before the commencement of the works hereby approved to contact the Council's Highway Department (nrswa@haringey.gov.uk) regarding the preparation of a site dilapidation survey and photographs of the footway and carriageway around (Insert Road). This survey will be used as a basis for assessing the amount of damage caused to the publicly maintained highway caused by building works.