

Officer Report

Application Number:	HGY/2024/2043
Application Type:	Full planning permission
Address:	Flat A, 59 Trinity Road, Wood Green, London, N22 8XU
Proposal:	Conversion of first floor apartment to create 2x 1p1b self-contained apartments. Works consist of constructing an approved dormer window (ref: HGY/2023/0758) within the existing roof space.
Case Officer:	Daniel Boama
Valid Date:	23/07/2024
Applicant:	Mr Fani
Agent:	Mr Dipesh Surti

RECOMMENDATION

Approve with Conditions

1. Site location

The application site comprises 1no. subdivided self-contained flat covering the first floor at No.59. There is a ground floor flat that has not been surveyed. It is located on the northeast side of Trinity Road. The surrounding area is predominantly residential in nature, characterised by long terraces of dwelling houses, some of which have been subdivided.

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 conversion of first floor apartment to create 2x 1p1b self-contained apartments. Works consist of constructing an approved dormer window (ref: HGY/2023/0758) within the existing roof space.

3. Relevant Planning and Enforcement history

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

HGY/2023/0758 - Loft extension with an L-shaped rear dormer with an obscure glazed side window above main roof and outrigger. Conversion of roof space into habitable space to create a bedroom and a home office - Granted permission on 16/5/2023.

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: No objection subject to conditions.

LBH Waste and Recycling Officer: This application to convert the first floor apartment into 2 x 1p1b self-contained apartments has minimal impact on the current waste arrangements. The information provided by the applicant meets our guidance so there are no additional requirements from the waste team.

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

No local representations were received.

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 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.

As the property is within a Family Housing Protection Zone (FHZ), the conversion is required to not result in a net loss of family sized units. However, the proposal does not contain a family-sized unit of 3 or more bedrooms and therefore complies with part B of the policy.

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.

However, in terms of the principle of conversion, the original un-extended floorspace of the property does not result in a net loss of family-sized housing.

The proposal is considered to contribute to the supply of housing in the borough in an accessible location, in accordance with the overarching aims of adopted policy. Therefore, the principle of providing additional residential accommodation on the site is acceptable subject to all other planning considerations discussed below.

The principle of conversion is considered to be acceptable, in accordance with the relevant parts of policy DM16 of the DMP.

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:

First Floor Flat – 1bed 1person – 60sqm (London Plan requirement is 37sqm with a shower room) – Built in Storage is 1sqm (London Plan requirement is 1sqm) – Amenity Space is not provided.

Second Floor Flat – 1bed 1person – 38.1sqm (London Plan requirement is 37sqm with a shower room) – Built in Storage is 1.1sqm (London Plan requirement is 1sqm) – Amenity Space is not provided.

Following revisions provided on 6th November 2024, the layout and for both flats have been improved.

First Floor Flat

The shower room would take part of the bedroom space but would not reduce floorspace below the minimum requirement and therefore is not considered to impact on the layout. The flat would also provide a Utility room for the washing machine, a study room, and kitchen/lounge room. The layout of the 1-bed flat allows the most habitable rooms to benefit from the arrangement of the windows. Being a dual aspect space the 1-bed flat would have sufficient ventilation, access to light and would have acceptable outlook to the front and the rear of the site.

Second Floor Flat

The shower room that was proposed to be on the first floor level has been moved into the second floor, therefore the proposed floorspace meets the minimum London Plan requirement for a 1 storey dwelling. The rooflights proposed on the front roof slope would not overcome the single aspect nature of the flat, but would ensure that there is an improved provision of natural light and ventilation into shower room, kitchen/lounge room and the overall flat. Considering that the proposal is a conversion, the floor-to-ceiling height of 2.3m for 75% of the floorspace of the property would be acceptable.

Waste and cycle storage

There is enough space in the front garden for waste storage and cycle storage. A condition will be imposed to ensure secure cycle storage is provided, as well as another condition to be imposed to ensure secure waste storage is also provided.

Amenity space

While both flats would not have direct access to private amenity space, they are both within approximately 5 minutes walking distance at Tree Gardens and Nightingale Gardens that each flat can benefit from.

Given the above, the 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.

In terms of use, the conversion of the property into self-contained units as proposed is not significant in planning terms. The comings and goings would remain similar to the existing use as a large single household family.

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 was consulted on the application. The site has a PTAL value of 5 and is within a CPZ. Two different bus services are available within 2 to 3 minutes walk of the site. It is approximately 0.6 miles away to Wood Green Underground Station and 0.5 miles away from Alexandra Palace train station.

It is considered, given the scale of the development, the intended level of occupancy and the availability of public transport in the area, the proposal is not considered to result in harm to the transport and highways network or result in on-street parking stress to an unacceptable level.

In terms of cycle parking arrangements, the London Plan 2021 requires 1 space per studio single/one bedroom units. As mentioned above, a condition will be imposed to provide covered cycle parking spaces in the front garden, which is considered acceptable for the purpose of meeting this requirement. On this basis it considered that the development would not result in any unacceptable impacts on highway safety or local parking conditions.

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.

Refuse allocation:

Per single 1 bed dwelling when supplied for sole use.

Capacity: 140 litres

Approximate bin dimensions: 550mm D x 500mm W x 1060mm H

Dry mixed recycling allocation:

Per single 1 bed dwelling when supplied for sole use.

Capacity: 140 litres

Approximate bin dimensions: 550mm D x 500mm W x 1060mm H

Food waste allocation:

Per dwelling

Capacity: 25 litres

Approximate bin dimensions: 350mm D x 300mm W x 360mm H

Garden waste collection is an opt-in subscription service with a weekly collection via 140L or 240L wheeled bins or by biobags. Lids must be closed, and no side waste/excess waste will be collected. Any property that has potential to produce garden waste must have adequate and suitable space to store and collect a 240 litre bin alongside all other bins, off of the highway.

Adequate bin storage for both refuse and recycling purposes is provided within the front garden area. As mentioned above, a condition shall be imposed that requires the waste storage enclosure to be installed prior to first occupation and maintained as such for the lifespan of the development.

Conclusion

The internal alterations to provide 2 x 1-bedroom self-contained flats will not adversely impact the residential and visual amenities of neighbouring occupiers. The standard of living accommodation for future occupiers is considered acceptable. Adequate waste management facilities have been provided.

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 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

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 Details of the type and location of secure and covered cycle parking facilities for 2no. secure and covered cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The development shall not be occupied until a minimum of 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 policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 4 Notwithstanding the approved plans, final details of the refuse and waste storage recycling facilities shall be submitted to and approved in writing by the local planning authority, prior to first occupation of the development. Such a scheme as approved shall be implemented prior to first 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.

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.