

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2005/1827

Ward: Fortis Green

Date received: 05/10/2005

Last amended date: N/A

Drawing number of plans: 205082/010, 030, 031, 110, 120, 121, 122, 123, 130, 131 & 132.

Address: 14 - 16 Creighton Avenue N10

Proposal: Demolition of existing pair of houses and erection of 6 x 3 storey four bedroom houses with parking.

Existing Use: Residential

Proposed Use: Residential

Applicant: Mr Nigel Porter

Ownership: Private

THIS ITEM WAS DEFERRED AT THE 28 NOVEMBER AND 13 DECEMBER 2005 COMMITTEE MEETINGS TO ENABLE MEMBERS TO VISIT THE SITE.

PLANNING DESIGNATIONS

Road - Borough

Officer Contact: Tara Jane Fisher

RECOMMENDATION

GRANT PERMISSION subject to conditions and a Section 106 Agreement.

SITE AND SURROUNDINGS

The application site is located on Creighton Avenue, which is situated off Pages Lane. The application site does not lie within any conservation area but does lie directly adjacent to an ecologically valuable site. The application site lies back to back with Pages Hill and within close proximity to the roundabout linking Tetherdown, Pages Lane and Coppetts Road.

The site holds a prominent position being on the bend in the road and being located next to the public access adjoining allotments. The application site is currently a pair of semi-detached houses that comprise of two-storeys. The two houses have large back gardens that abut the boundary line of Pages Hill. The site is directly adjacent to some private allotments that lie within a designated Ecologically valuable site. Creighton Avenue is characterised by two-storey semi-detached houses set in significant grounds, due to the levels some of the houses are three-storeys in height at the rear.

PLANNING HISTORY

- 12/05/86** Erection of an extension to provide a new study – Granted.
- 14/05/96** Erection of part single/part two storey side extension plus access stair – Granted.
- 02/06/05** Demolition of existing pair of houses, erection of seven 3 storey four bedroom houses with parking – Withdrawn.

DETAILS OF PROPOSAL

The proposal is for the demolition of the existing pair of semi-detached houses and the erection of six, three storey; four bedroom houses with associated car parking spaces. The proposed houses will have front entrance porches, slate roofs; timber framed windows with a combination of white render walls and timber cladding. The proposal will retain a line of trees around the boundaries.

CONSULTATION

Transportation Group – Highways
Waste Management
Borough Arboriculturalist – Alex Fraser
Crime Prevention Officer – Andrew Snape
Ward Councillors
Creighton Avenue Allotment
Muswell Hill & Fortis Green Residents Association
1-40 (c), 44, 41, 42, 43, 52 Creighton Avenue
9-27 (0) Pages Hill
16 The Gables, Fortis Green
4 Wood Lane N10
19 Avon Road E17
35 Pages Lane
Muswell Hill United Reform Church c/o Queens Avenue & Tetherdown
65 Tetherdown
90 Wilton Road N10

RESPONSES

Building Control – The proposal has been checked under Regulations B5 – access for fire services and we have no observations to make.

3 Ward Councillors, Muswell Hill & Fortis Green Association, 26 Local residents and a petition signed with 60 signatures received, with objections on the following grounds:

- Would adversely affect the open aspect
- A development of this size is too large for this site
- More traffic congestion in the area
- Loss of garden area
- Out of character with surrounding houses
- Pages Hill will have a totally cramped outlook
- The changes made are not significantly different from the previous application
- Unsympathetic to the existing residential character
- The proposal is contrary to backland policies
- Increase in noise and pollution in the area
- Would set a precedent
- Lack of local facilities
- Loss of light and privacy to Pages Hill
- The proposed entrance would be in a dangerous place
- No shortage of similar houses in the area

RELEVANT PLANNING POLICY

SPG 2.3 Standards Required in New Residential Development

Haringey Unitary Development Plan Adopted 1998

HSG 1.2 Sites for New Housing

OP 1.6 Tree Protection, Tree Masses and Spines

TSP 7.1 Parking for Development

DES 1.1 Good Design and how Design will be Assessed

DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area

DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale

DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing

DES 1.5 Assessment of Design Quality (4): Detailing and Materials

DES 1.8 Landscaping and Trees in Development Schemes

DES 1.9 Privacy and Amenity of Neighbours

DES 1.10 Overdevelopment

UD3 Quality Design
HSG 1 New Housing Development

SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions
and Lifetime Homes

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for the demolition of two semi-detached houses and the erection of six, 3 storey; four bedroom houses with associated parking spaces. The proposed houses are laid out in three sets of pairs. This application is a resubmission from a previous scheme that was withdrawn. The previous application, which was withdrawn, was for the erection of 7 houses instead of six. In addition the proposed pair of houses closest to Pages Hill have been reduced in floor space and have been set back. The main points to address in this application are: Density, design of the houses and the suitability of the site, Parking, traffic and highways, and the affect on the neighbours and amenities.

1. Density: Design of the houses and the suitability of the site

The density of the scheme is at 177 habitable rooms per hectare, which is within acceptable standards of the Adopted Unitary Development Plan, where the usual density range is 175-250hrh.

In the revised Draft Unitary Development Plan, the range is 200-400hrh, so the proposal falls just below this. Given the low-density nature of the area and the open character of the site this is clearly a location where development density should be at the lower end of the range.

In the London Plan, the range is 200 –450 hrh, so again the proposal is below this range.

Given the above, no objection to the scheme can be raised on density grounds.

The six houses will accommodate four bedrooms and are on three storeys. The ridge height of the proposed houses is in line with the adjacent properties on Creighton Avenue. The application site is on a downward gradient that slopes down towards pages hill. The properties in Pages Hill are on a slight upward gradient. Therefore the boundary line between Pages Hill and Creighton Avenue is in a valley. Due to the downward gradient of the land, with the provision of a bedroom within the roof of the houses, the scheme does effectively make the proposed houses three-storey plus rooms-in-the –

roof in appearance, especially units 4 and 5 that would be directly backing on to properties in Pages Hill.

However the amended scheme of 6 houses has reduced the width by which the proposed houses extend back. This effectively means that the proposed houses are now a greater distance from the properties in Pages Hill. The scheme is now in compliance with SPG 2.3 'Standards required in new residential development', which states that for privacy and overlooking the minimum acceptable distance between habitable room windows directly facing each other should be at least 30 metres for a three storey development. In addition, the loss of the 7th House also means that there will be less of an impact on the residents on Pages Hill and less in the way of built form visually.

The proposed houses are traditional semi-detached properties that have a combination of white render and timber cladding. They would benefit from gable fronts and pitched roofs and canopies and external staircases on the rear elevation. In terms of design the proposed houses are quite typical of the area. In the street scene they appear predominantly two-storey, but as the land level changes the additional storey becomes more apparent.

In principle, the site can benefit from some form of residential development. Concern has been raised by some objectors that this is a backland site. However, whilst of unusual shape, the site does have a frontage to a road, with two existing houses, Nos. 12 and 14, on the road frontage, within 6m. of the pavement, and therefore cannot be defined a backlands development. This site is allocated for residential use in the Unitary Development Plan; the site does not lie within any Conservation Area and the form of development chosen, family housing, is compatible with the form of housing found in Creighton Avenue and Pages Hill.

On balance the site is suitable for residential, family home development and the design is thought to be acceptable within its context. Whilst the proposed houses are larger than the existing houses, they follow the ridge heights on the adjoining properties and have followed a similar style of proportions and characteristics of properties in the immediate area.

2. Parking, traffic and the highway

The scheme will not provide more than 10 car-parking spaces, which means that each house will have at least 1 car-parking space per house. The previous scheme for 7 houses proposed 14 car-parking spaces resulting in 2 per house. Previously the Transportation department did not support the scheme on the grounds that the number of car-parking spaces was excessive and would encourage car reliance. This scheme will be amended by condition to allow 10 car-parking spaces, which is more acceptable on Transportation grounds.

The reduction in the number of car-parking spaces means that the front garden area will be less heavily paved and would allow for more planting. The reduction of car-parking spaces will mean that from the streetscene the proposal would be less visually intrusive. The proposal is now more in compliance with Policy TSP 7.1 'Parking for Development' as the reduction in the amount of cars parked will mean less car dependent users.

A number of the letters of objections received gave the increased traffic to the area and the safety of pedestrians as a concern. Although there will be a slight increase in traffic to the area it is not considered to be any more detrimental to the safety of the highway and pedestrians. Previously when transportation did object, the increase of traffic was not given as a reason for refusal. It is felt that access to the site and visibility is acceptable to allow the manoeuvring of vehicles in and out.

3. The affect on the local character

In its existing form the application site has a verdant setting and is felt to contribute to the attractiveness of the locality. Upon inspection of the site, in particular from properties 13 and 15 Pages Hill it was evident that some of the mature trees on the site have already been removed. Whilst this is not directly a material consideration for this application it is felt that these trees would have provided additional screening on the boundary between the application site and Pages Hill and help preserve the attractiveness of this leafy area. A condition will be attached to this approval stating that new plants and/or trees shall be planted to provide additional screening between the boundaries. The proposal does retain some large mature trees along the boundary between the allotments and Pages Hill, however some large cypresses within the site would be felled.

The demolition of the existing semi-detached houses needs to be considered in relation to the street scene and the residential character of the area. At present the road follows a curved path of semi-detached properties. However the proposal will have units 5 and 6 which will still comprise of two semi-detached properties (although smaller in volume) that would almost replicate the demolished houses. The will be set back from the existing houses but will be in line with 10 and 12 Creighton Avenue. Also units 1 and 2 will be in line with 18 Creighton Avenue. Therefore it is felt that the proposal is quite sympathetic with the alignment of the existing properties directly adjacent.

The existing gardens of number 12 and 14 Creighton Avenue are quite large and do have an open aspect, which would to some degree be lost by such an extensive development. Although there is a concern about the verdant character and loss of part of the rear garden, it is felt that on balance the proposal would be difficult to resist as the proposal complies with the minimum distance criteria, with density policies, and resolves any privacy and amenity issues.

4. Affect on the neighbours and amenity

The impact on the privacy and amenity of the residents in Creighton Avenue is thought to be minimal. The proposal will erect two of the proposed houses closer to the boundary of number 12 Creighton Avenue, however on this particular occasion it is not felt that the proposed houses would cause any additional issues of overlooking to what currently exists. Initially there was a concern again about the affect on the properties directly to the rear and the possible overbearing affect it could have on these properties, but as mentioned above the proposal is in accordance with the minimum distances set out in SPG 2.3.

5. Other Issues

Comments on Neighbours objections

The proposal has received many objections and a petition containing 60 signatures. Many of the concerns were raised in the previous submission, but were again taken into consideration when determining this application. The previous application, although was withdrawn would have been refused on three grounds: one relating to the open character, one relating to the overlooking and loss of privacy to residents in Pages Hill and the final on the amount of car-parking spaces. It is felt that on balance the proposal has become more compliant with the relevant policies. The proposal has now addressed the loss of privacy and overlooking issue, has made the scheme more attractive from the street scene and made the proposed units less, which will in turn retain more of the open character.

There has also been a concern raised that the introduction of 6 new family homes would result in the lack of local facilities, especially with regard to the local schools, however the granting of this application is subject to a Section 106 agreement that would require an Educational contribution. Further, it should be noted that local schools at Fortismere, Alexandra Park and Coldfall Primary have either undergone or are carrying out substantial expansion plans.

6. S106 AGREEMENT

Educational Contribution

It is recommended that the applicant enters into an Agreement or Agreements with the Council in order to secure £110,396 educational contribution because of the expected child yield from the development. This figure is based on the Guidance (formula) set out in Supplementary Planning Guidance SPG8a (SPG8a).

Recovery Costs

As part of the S106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recovery costs.

SUMMARY AND CONCLUSION

The proposal for the demolition of two semi-detached houses and the erection of six, three-storey houses are thought to be acceptable. Although there are some concerns about the loss of part of the rear gardens it is felt that on balance the proposed scheme complies with the relevant policies. The proposal should be approved on the grounds the site is suitable for some form of low-density residential development. The proposed houses are traditional semi-detached properties that would benefit from a road frontage. Due to the style, design and details of the proposed houses, the proposal is thought to be similar to the types of houses in the immediate vicinity. The proposed houses follow the same ridge height as the existing houses in Creighton Avenue and therefore would fit into the residential character of Creighton Avenue. The proposal also complies with the minimum distances required from window to window and therefore is thought to have a minimum affect on the privacy and amenities of any adjoining property, there will also be necessary planting in order to ensure that there is some form of screening to eliminate any further concerns of overlooking compliant with Policies SPG 2.3 Standards required in New Residential Development and HSG 1.2 Sites for New Housing, DES 1.2 Assessment of Quality Design (1): Fitting New Buildings into the surrounding Area, DES 1.3 Assessment of Quality Design (2): Enclosure, Height and Scale and DES 1.9 Privacy and Amenity of Neighbours of the Haringey Unitary Development Plan.

In addition the proposal will have a maximum number of 10 car-parking spaces, which will mean that the front garden areas, will have adequate planting and vegetation to improve the street scene and lessen the amount of paving, making the whole scheme less visually intrusive. In addition the limitation of the car-parking spaces, will encourage less reliance of the motor vehicle compliant with Policy TSP 7.1 Parking for Development of the Haringey Unitary Development Plan.

RECOMMENDATION 1

(1) That planning permission be granted in accordance with planning application reference number HGY/2005/1827, subject to a pre-condition that Mr Nigel Porter and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £110, 396 as an Educational Contribution and £5,519 as recovery costs.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2005/1827

Applicant's drawing No.(s) 205082/010, 030, 031, 110, 120, 121, 122, 123, 130, 131 & 132.

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.
Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.
4. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.
Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

5. New replacement specimens of a similar type to those trees to be retained on the site should be planted along the boundary fences between the application site and Pages Hill, where previously trees have been removed.
Reason: In order to provide additional screening and improve the visual amenities for residents in Pages Hill.
6. No more than 10 car-parking spaces will be allowed at any time now or in the future, precise details of the siting and positioning of the car-parking spaces shall be agreed with a planting scheme for the front garden areas which shall be submitted to and approved in writing to the Local Planning Authority.
Reason: In order to protect the visual amenity of the area and improving the streetscene whilst encouraging less car dependency.
7. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to C shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.
Reason: To avoid overdevelopment of the site.

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

The proposal should be approved on the grounds the site is suitable for some form of low-density residential development. The proposed houses are traditional semi-detached properties that would benefit from a road frontage. Due to the style, design and details of the proposed houses, the proposal is thought to be similar to the types of houses in the immediate vicinity. The proposed houses follow the same ridge height as the existing houses in Creighton Avenue and therefore would fit into the residential character of Creighton Avenue. The proposal also complies with the minimum distances required from window to window and therefore is thought to have a minimum affect on the privacy and amenities of any adjoining property, there will also be necessary planting in order to ensure that there is some form of screening to eliminate any further concerns of overlooking compliant with Policies SPG 2.3 Standards required in New Residential Development and HSG 1.2 Sites for New Housing, DES 1.2 Assessment of Quality Design (1): Fitting New

Buildings into the surrounding Area, DES 1.3 Assessment of Quality Design (2): Enclosure, Height and Scale and DES 1.9 Privacy and Amenity of Neighbours of the Haringey Unitary Development Plan.

In addition the proposal will have a maximum number of 10 car-parking spaces, which will mean that the front garden areas, will have adequate planting and vegetation to improve the streetscene and lessen the amount of paving, making the whole scheme more visually intrusive. In addition the limitation of the car-parking spaces, will encourage less reliance of the motor vehicle compliant with Policy TSP 7.1 Parking for Development of the Haringey Unitary Development Plan.

RECOMMENDATION 3

That in the event of the Legal Agreement referred to in Recommendation 1 above not being completed within a period of eight weeks from the resolution of the Planning Applications Sub-Committee to grant permission subject to a Legal Agreement, the Planning Application shall be refused for the following reason;-

1. The proposal fails to make any contribution towards the provision of educational needs within the Borough, pursuant to Policies RIM 1.1 of the Adopted Unitary Development Plan and Policy CW2 of the Revised Draft Unitary Development Plan 2004 and SPG12 Educational Contributions.