

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2005/1874

Ward: Tottenham Green

Date received: 12/10/2005

Last amended date: N/A

Drawing number of plans: PMA/AY/05 & 06.

Address: 154 West Green Road N15

Proposal: Residential development of site to include erection of 1 x 2 storey block comprising 6 x two bed houses and 2 x one bed flats (renewal of planning permission reference HGY/2000/1437, granted 14.12.2000).

Existing Use: Light Industrial

Proposed Use: Residential

Applicant: A & P Developments

Ownership: Private

PLANNING DESIGNATIONS

Area of Community Regeneration
Conservation Area
RIM1.2 Upgrading Greatest Need
Road - Metropolitan
Conservation Area
Area of Community Regeneration

Officer Contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The proposal site lies on the north side of West Green Road between its junction with Summerhill Road and Bedford Road, and is in the Clyde Circus Conservation Area. It comprises of one- and two storey light industrial buildings in a backland location behind Nos 156 to 164, but with vehicular access from the road. The site abuts No 152 to the east, No 166 to the west and the rear garden of 2 Summerhill Road to the north. The area is mixed residential and commercial.

PLANNING HISTORY

- 1999 - residential redevelopment of site involving part demolition and new build to create 6 No. 2 bed houses and 2 No. 1 bed flats. This proposal was refused.
- 2000 - Residential redevelopment of site involving part demolition and new build to create 6 No. 2 bed houses and 2 No. 1 bed flats. This proposal was granted consent.
- 2002 - provision of additional bedroom to 6 existing flats with alteration to roof style and pitch. This proposal was refused.
- 2002 - residential development of the site by the erection of six houses and two flats on three floors (Revised scheme incorporating alterations to roof style and pitch and additional rooflights. Consent refused.
- 2004 - erection of 2.3 metre high gates at entrance to the site (at alleyway entrance). Consent granted.

DETAILS OF PROPOSAL

The scheme is for the residential development of site to include erection of 1 x 2 storey block comprising 6 x 2 bed houses and 2 x 1 bed flats (renewal of planning application reference HGY/2000/1437 granted in December 2000.

CONSULTATION

Internal

Transportation Group
Building Control
Conservation Officer
Ward Councillors

Local Residents

West Green Road Residents Association

Occupier/Owner 146-152, 156-166 and 1st, 2nd floor flats West Green Road
Occupier/Owner 2-6 Summerhill Road
Occupier/Owner 2-6 Bedford Road

RESPONSES

Conservation Comments

154 West Green Road is actually a backland site located behind nos. 156-168 West Green road. The existing building is a light industrial cluster type building of no determined form and does not contribute positively to the conservation area. Its demolition is therefore acceptable.

The Design is acceptable provided that the following changes are made:

The roof pitch should be minimised to reduce the impact of the structure on buildings on West Green road. At this rear section of West Green Road the houses are built within close proximity of one another and the reduction of the pitch will lower the roof height and the overall building height. The gable ends on the elevations should also be changed to hipped ends in order to reduce the bulk and impact of the structure on neighbouring properties.

Transportation Group

Raised no objection to the proposal

RELEVANT PLANNING POLICY

The following central government advice is considered pertinent to this case.

Planning Policy Guidance Note 3: Housing.

This PPG provides guidance on a range of issues relating to the provision of housing. In particular it encourages bringing empty homes back into use and converting existing buildings, in preference to the development of Greenfield sites;

Paragraph 22 encourages local authorities to maximise the re-use of previously-developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of greenfield land being taken for development.

The London Plan

The London Plan forms the emerging Spatial Development Strategy for Greater London. Issued in the first place by the Greater London Authority, the Plan contains key policies covering housing, transport, design and sustainability in the capital. The Plan replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) out of a target for London of 457950 (23000 per year).

LOCAL POLICY:

DES 2.2 'Preservation and Enhancement of Conservation Areas'

The Council will seek to preserve and enhance the character and appearance of conservation area and will normally refused proposals within, adjacent to, or affecting a conservation detrimental to the appearance, character or setting of the local area.

HSG 1.1: 'Strategic Housing Targets'

Sets out the strategic housing targets for the Borough.

DES 1.1: 'Good Design and how design will be assessed'

The policy seek to ensure that new development relate satisfactorily to the scale and character of adjoining townscape.

HSG 2.2: 'Residential Densities'

This policy deals with density requirement.

HSG 1.3 'Change of Use to Residential'

This policy provides that permission for a change of use to residential will normally be permitted provided:

- that the accommodations will result in fully acceptable living conditions
- the surrounding environment is appropriate to the form of residential accommodation being provided.

The policy also provides that where the building which use is to be change would have had B1, B2 or B8 use, permission will be granted if:

- the site does not lie within a Define Employment Area
- there would be no serious impact on the local environment
- the land or buildings are no longer considered suitable on economical, environmental, amenity or transport grounds for continued employment and
- there would be no loss of urban space.

Proposals to demolish whole or substantial parts of buildings or for planning permission to change appearance of, or remove parts of buildings or other structures in conservation area will normally be considered in relation to the criteria provided in this policy and will not normally be agreed where the building or part of building positively contributes to the character or appearance of the building, conservation area or setting.

DES 2.2: Preservation and Enhancement of Conservation Areas

The Council will seek to preserve and enhance the character and appearance of conservation areas and will normally refuse proposals within adjacent to, or affecting a conservation area detrimental to the appearance, character or setting of the local area.

HSG 2.3 'Backland Housing'.

Under this policy, there should be no significant loss of privacy from overlooking, loss of trees, increased in noise and disturbance and development should be limited to one or two storey dwellings.

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

- This policy seeks to minimise the detrimental effect of development proposal by providing that new building should follow the front and rear building lines of adjacent properties and
- It also provides that the form, Rhythm and massing of the building should reflect important features in the surrounding buildings.

DES 1.9 'Privacy and Amenity of Neighbours'

This policy seeks to protect the reasonable amenity of neighbours.

TSP 7.1: 'Parking for Development'

This policy deals with parking requirement.

RIM 1.7: 'Designing Out Crime'

To ensure new development conforms to designing out crime principles

EMP 1.1 'Employment Protection'

This policy provides that land or buildings in employment generating use, for which there is clear demand, will be retained in that use.

Emerging Unitary Development Plan.

Policy HSG2 'Change of Use to Residential' of the emerging Plan provides that change of use to housing will be considered provided:

- the building does not fall within a defined employment area
- it does not involve the loss of protected open space, not in a primary or secondary shopping frontage and
- the building can provide satisfactory living conditions

UD3 Quality Design. Under this policy, development proposal will be expected to be of high design quality. It should address issues such as urban grain building lines height and scale, form, rhythm and massing.

CSV3 Protection from Demolition

This policy confirms that the Council will protect Haringey's building within Conservation Areas by refusing application for their demolition if it will have an adverse impact on the historic character and appearance of the conservation area.

ANALYSIS/ASSESSMENT OF THE APPLICATION

It is worth pointing out that this scheme was referred to the Planning Application Sub Committee in December 2000. The scheme was granted consent with 5 conditions without Section 106 Agreement (s). The Current scheme is a renewal application because the 5 years from the date of that permission has now expired.

It is considered that the main planning issues are:

1. the principle of residential use on the site
2. impact of the development on the character and appearance of Clyde Circus Conservation Area
3. loss of employment
4. density
5. size, bulk and design
6. privacy and overlooking
7. parking and access,
8. waste disposal
9. Section 106 Agreement

Each of these issues are discussed below:

1. Principle residential use on the site

Guidance from central government and the London Plan set housing targets for Local Authorities. RPG3 sets minimum net additional dwelling targets for Haringey of 6700 units for the period 1992 – 2006. The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year), with the exception of the recent target in the London Plan, which the Council is challenging. These targets are generally reflected in Unitary Development Plan policy HSG 1.1: Strategic Housing Target. This development will contribute toward the Council meeting its target.

The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing

development. In the Borough's tight urban fabric the opportunities for an acceptable form of this development are increasingly limited as the available sites decrease. Policy DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing; recognises this pressure and seeks to ensure an appropriate level of development for these sites which ensures that existing amenity is not harmed. The proposed demolition and erection of dwellinghouses at land rear of 156-164 conforms to the existing residential use of this part of the borough.

2. Impact of the development on the character and appearance of Clyde Circus Conservation Area

The scheme proposes two storey buildings on the site. This it is considered, is in keeping with the scale and height of the existing buildings along this section of West Green Road and Bedford Road. The existing buildings on site is of no architectural merits, it is considered that they detract from the character and appearance of Clyde Circus conservation area by reason of being obtrusive when view from the rear garden of properties along West Green Road. The proposed scheme would therefore it is considered repair and enhance the character of the local area.

3. Loss of Employment

The proposed development would be appropriate. Currently the site is vacant. Planning permission have already been granted. The site is not within a designated Defined Employment Area. It is therefore considered that the proposal in general terms would not cause any harm to the amenity of the neighbourhood.

4. Density

Residential Densities policy sets out the density range for the borough. PPG3 recommends that more efficient use is made of land by maximising use of previously developed land. It recommends that Local Authorities “*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*” This advice supersedes the housing density policy in the Unitary Development Plan. The London Plan also sets higher densities for development in urban areas. The Plan recommends a density range of 300 - 450 habitable rooms per hectare for flatted developments in urban areas. The adopted Unitary Development Plan sets a density range of 175 – 250 habitable rooms per hectare, with a maximum of 210 habitable rooms per hectare for predominately family housing. The emerging Plan however proposes a density range of 300 - 400 habitable rooms per hectare.

Applying the method of calculation set out in Supplementary Planning Guidance Note 'Residential Densities' this scheme has a density of 243 habitable rooms per hectare. This is above the adopted Unitary Development Plan density range but is within the density proposed in the emerging Plan.

The local area has access to numerous bus links and Seven Sister's Underground station is nearby.

It is considered that the proposal is appropriate because it meets all the other requirements provided under the backland housing policy. For instance, the proposal proposes two storey, there is no reduction in the amount of amenity space enjoyed by surrounding existing residents.

5. Size, Bulk and Design

The proposed demolition and erection of dwellinghouses and the application site would not detract from the amenity being enjoyed by the surrounding occupiers. The design is considered appropriate and complementary to the locality. It is also considered that it reflects and meets the requirements provided in the Backland development policy (HSG 2.3) as it is two storey.

6. Privacy and Overlooking

It is considered that the windows on the front and rear elevations would not cause adverse overlooking problems. Furthermore there will be no significant effect on sunlight and daylight reaching the existing properties along West Green Road as a result of this development. So far as backland development is concerned again as mentioned above, it is considered that the proposed development would not cause any significant harm.

7. Parking and access

The scheme proposes 8 car parking spaces and access to the site would be from the alleyway fronting West Green Road. Transportation Group have raised no concern about the scheme as such it is considered that the scheme would not cause any unacceptable harm.

8. Waste disposal

It is considered that the bin stores provided and where it is located is acceptable for the proposed development. Waste Management have not commented. A Condition have been imposed for the detail of the scheme to be submitted and approve in writing by the Council.

9. Section 106 Contribution

The scheme is subject to a legal agreement, the main elements are:

Educational Contribution

Accordingly, it is recommended that the applicant enters into an Agreement or Agreements with the Council in order to secure £ 30,450 educational contribution because of the expected child yield from the development an environmental improvement of the immediate locality and

administrative/recovery cost. This figure is based on the guidance (formula) set out in Supplementary Planning Guidance SPG 8a (SPG 8a)

Environmental Contribution

As part of S106, this report recommends that a financial contribution of £ 10,100 is required from this development through a legal agreement in order to secure contributions towards the improvement of the immediate locality.

Administrative/Recovery cost

And as part of S106, there should be an administrative/recovery cost of £ 2,000.

SUMMARY AND CONCLUSION

The scheme proposes the demolition of existing buildings and erection of 1 x 2 storey block comprising 6 x 2 bed houses and 2 x 1 bed flats and the provision of refuse storage facilities and 8 car parking spaces. Planning permission has already been granted for the scheme.

It is considered that the proposed development is appropriate in this location as it conforms to the existing residential use of this part of the borough. The site is currently vacant and the prospect of the existing buildings being use for intensive employment generating uses is feasibly remote.

It is also further considered that the proposed two storey is in keeping with the scale and height of the existing buildings along this section of West Green Road. With the existing building on site having no architectural merits, it detracts from the character and appearance of Clyde Circus conservation area.

The residential density of the proposed development works out at 243 habitable rooms per hectare. This is above the adopted UDP range but within the density proposed in the emerging UDP. It is considered that the proposal meets all the other requirement of backland housing policy since it is two storey and not reducing the amount of amenity space being enjoyed by the surrounding existing residents West Green Road.

The design of the proposed new building is such that the windows are on the front and rear elevations. It is considered that the proposal would not cause adverse overlooking. Besides it is to comprise of two storey reflecting the height of the buildings along West Green Road and properties 2-6 Bedford Road.

The access would be from an alleyway fronting West Green Road. The scheme proposes 8 car parking spaces and the Council Transportation Group have raised no objection.

RECOMMENDATION 1

- (1) That planning permission be granted in accordance with planning application reference number HGY/2005/1874 subject to a pre-condition that A & P Development shall first have entered into an Agreement 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: of £30,450 as educational contribution, £10,000 for environmental improvement and £2,000 as recovery cost/administration.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2005/1874

Applicant's drawing Nos: PMA/AY/05 & 06

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 proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to protect the visual amenities of the neighbourhood.
3. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.
1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.
 - b) Explanation of how total energy demand will be reduced by 20% relative to the baseline developed in a), through improvements to building energy efficiency standards.
Calculation of the resulting carbon savings.
 - c) The strategy must examine the potential use of CHP to supply thermal and electrical energy to the site. The scale of the CHP generation and distribution infrastructure to be determined through agreed feasibility studies. Resulting carbon savings to be calculated.
 - d) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (ie after b. and c. are accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.
3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

4. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

6. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

REASONS FOR APPROVAL

This scheme was approved under planning permission reference HGY/2000/1437 in December 2000. In view of the emerging and the adopted Plan, it is considered that the scheme is in compliance with policies HSG2 'Change of Use to Residential', UD3 'Quality Design', DES 1.1 'Good Design and How Design Will be Assessed', HSG 2.2 'Residential Densities', HSG 2.3 'Backland Development', DES 1.9 'Privacy and Amenity of Neighbours' and DES 2.2 'Preservation and Enhancement of Conservation Areas' of the Haringey Unitary Development Plan.