

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Planning Committee 09 March 2009

Item No.

Reference No: HGY/2009/0032

Ward:

Date received: 22/12/2008

Last amended date:

Drawing number of plans: A5786/2.3/01 - 05 incl.

Address: Portland Place, 45 - 57 Portland Road N15 4SY

Proposal: Demolition of existing property / 6 x bungalows and erection of 3 storey building to provide 15 flats comprising 14 x two bed and 1 x one bed flats with associated landscaping.

Existing Use: Residential

Proposed Use: Residential

Applicant: Stadium Housing Association

Ownership: Private

PLANNING DESIGNATIONS

Road Network: B Road

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located off Portland Road, west of the High Road, and is bounded by Tottenham Green Conservation Area to the east, which forms part of the Tottenham High Road Historic Corridor. It is predominately surrounded by two and three storey residential accommodation. The Conservation Area immediately adjacent to the estate extends further north and includes the neighbouring property, Sycamore Gardens.

The site is currently occupied by a three storey block of 48 flats, 6 x bungalows, 1 house and a single storey community hall. The surrounding buildings are generally faced in brick, ranging in colour and have pitched roofs. There are three open space areas in close proximity to the site.

PLANNING HISTORY

Hgy1981/1269 – Gtd – 17/8/1981 – land at Portland Road.
Erection of 4 flats and 14 houses.

DETAILS OF PROPOSAL

The proposal is for the demolition of the existing buildings and erection of 15 flats in total, fourteen x 2 bedroom flats and one x 1 bedroom flat. Including six wheelchair units, five of which occupy the entire ground floor and 1 wheelchair flat is located on the first floor. The flats are accommodated in a single block, two and three storeys in height and are served by two stair cores.

The proposed building is T-plan, with two wings perpendicular to each other, addressing the two small streets within the estate and providing an active frontage to them. The northern wing is three storeys in height with a pitched roof, responding to the existing 3-storey building on site. The southern wing is two storeys high with accommodation in the roof and reflects the typology of the existing 2 storey houses opposite.

CONSULTATION

Local residents and occupiers
Conservation Officer
Transportation Group
Fire Brigade
Building Control
Ward Councillor
Waste Management
Housing – Enabling Team
EHO
Conservation advert - 6/01/2009
Development Management Forum

RESPONSES

1 letter of objection received – The scale of the proposed development is excessive in terms of the height and causes an overdevelopment spatially of the south east corner of the site.

Building Control – The proposed development can be considered acceptable for the fire brigade access provided.

LFEPa – The brigade is satisfied with the proposals.

Crime Prevention Officer – No objection to the proposal.

Conservation Officer - comments as follows: There are no objections to the scheme, the appearance of the building is contemporary in design and reflects the traditional forms and materials of the surrounding buildings. It respects the existing form, structure and urban grain of the locality and contributes to the creation of an attractive and functional place.

Housing – Comments as follows: The Strategic & Community Housing Service fully supports the proposed development that will provide housing for elderly people classed as 55 yrs and over active elderly.

The proposal is for the regeneration of the existing units which fall below decent home standards and requiring updating. The site has an age covenant restriction on it for older persons and is non-suited to family sized accommodation as it constitutes the 2nd Phase of an established elderly person's scheme.

The Scheme does depart from policy requiring family sized accommodation, but, would have other far reaching benefits to the borough in its contribution towards meeting needs of the older population.

It will provide 9 x low support, sheltered homes for active elderly that will benefit from a warden call system, lifetime homes standards and existing on-site warden and community services that are already in situ. The scheme also provides 6 x wheel chair standard homes.

The recently refurbished Portland Place Phase 1 block and community centre already houses a cohesive and successful community of elderly people. Consultation has taken place with stakeholders and residents and acknowledged that the existing community would be complemented by extending the elderly, sheltered tenure on the site. Service providers and residents confirmed that introducing a change of tenure would be disruptive and distressing to the existing community.

In light of the nature of this scheme and the specified client group that the Nominations arrangements to the 15 x new units will be for over 55 active elderly and that this would be reflected in the nomination agreement.

The 15 units are enabled by the demolition of the existing, obsolete bungalows on the site. The existing residents have agreed to be decanted from the site on the condition that they have right of return. It would not have been possible to unlock the site for the provision of the new 15 units without agreeing right of return. The nomination agreement must facilitate the right of return for 4 affected households to allow the scheme to proceed.

Given the over 55 client group it anticipated that there will be no educational contributions proposed and that the age restriction be included within the S106.

Development Management Forum – Minutes attached.

RELEVANT PLANNING POLICY

National Guidance

Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Statement 3 – Housing
Planning Policy Guidance 13 – Transport

The London Plan

Policy 3A.1 – Increasing London’s Supply of Housing
Policy 3A.21 – Education Facilities
Policy 4B.3 – Maximising the Potential of Sites

Unitary Development Plan 2006

G2 – Development and Urban Design
UD2 – Sustainable Design and Construction
UD3 – General Principles
UD4 – Quality Design
UD7 – Waste Storage
UD8 – Planning Obligations
HSG1 – New Housing Developments
HSG9 – Density Standards
HSG10 – Dwelling Mix
M10 – Parking for Development

Supplementary Planning Guidance

SPG1a – Design Guidance
SPD – Housing (Density, Dwelling Mix, Floorpace Minima, Conversions, Extensions and Lifetime Homes – Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight)
SPG7a – Parking Standards
SPG7b – Vehicle and Pedestrian Movement
SPG8a – Waste and Recycling
SPG10a – The Negotiation, Management and Monitoring of Planning Obligations
SPG10c – Educational Needs Generated by New Housing Development
SPG10d – Planning Obligations and Open Space
SPG10e – Improvements to Public Transport Infrastructure and Services

ANALYSIS/ASSESSMENT OF THE APPLICATION

The following issues are to be assessed:

1. Principle of Residential Use
2. Design Bulk and Massing
3. Density and dwelling mix
4. Affordable housing
5. Amenity
6. Sustainability
7. Car – Parking
8. Waste Management

1. Principle of Residential Use

The site has previously been developed for residential use.

The Unitary Development Plan policy G3 Housing Supply sets out the Council's Strategic housing target.

The pressure of land for new housing in the Borough means that sites such as this one are increasingly considered for appropriate housing re-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.

This proposal meets the objectives of the relevant national guidance by promoting a more efficient use of the land within the urban context of the area.

Policy HSG1 – New Housing Developments reflects the requirement for Council to address the need for additional housing to be provided within the Borough. The subject site is considered to be located within a predominantly residential area and is within close proximity to public transport facilities and community services to meet a specific need.

2. Design, Bulk, Massing

Strategic Policy UD1 sets out to encourage good design of new buildings, alterations and extensions and conservation of buildings and fabric contributing character to the local environment in order to enhance the overall quality of the built environment, the attractiveness of the area for investment, economic regeneration, and the amenity of residents. Within this, policies UD3 and UD4 seek to encourage a high standard of design and ensure that buildings “fit in” with the surrounding area through appropriate enclosure, height and scale and respecting existing building lines, rhythm and massing.

The applicant has produced a detailed design and urban design analysis of the site and building setting the proposal in context and the constraints relating to the site. This shows that the massing and position of the proposed building takes the surrounding built form as its reference and the design has been developed in this context. This approach has formed the framework for the bulk and massing of the proposed building and has resulted in the level of development proposed.

The scheme proposes a 3-storey building of modern and appropriate design:

3. Density and space standard

PPS3 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 and the Plan policies are currently under review. The London Plan also sets higher densities for development in urban areas. The London Plan recommends a density range of 200 - 450 habitable rooms per hectare for flatted developments in urban areas close to town centres such as this one. The Unitary Development Plan sets a density range of 200 – 700 habitable rooms per hectare.

Applying the method of calculation set out in Supplementary Planning Guidance Note 3a Residential/Mixed Use Densities, this scheme has a density of 425 habitable rooms per hectare.

Space standard

In terms of the standard of accommodation provided, the proposal is assessed against SPG 2.3 “Standards Required in New Residential Development” and SPD Housing (“Density, Dwelling Mix, Floor space Minima, Conversions, Extensions & Lifetime Homes”). The policy outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

All units/rooms are considered to have adequate light and ventilation. In addition, the stacking and layout arrangement is deemed to be acceptable. The proposed units provide a satisfactory standard of accommodation and internal layout appropriate for the development.

As such, the residential accommodation is found to comply with policy SPD Housing and SPG3b

4. Affordable Housing

Supplementary Planning Guidance advises that a development of this size (above 9 units) affordable housing provision is normally required.

However, the current proposal provides housing for the elderly and special needs. The 2 bed accommodation is not for family and children but is proposed in order to facilitate supported living and provide accommodation for a carer.

Affordable units are not therefore required.

5. Privacy and Amenity

Policy DES 1.9 ‘Privacy and Amenity of Neighbours’ and UD2 ‘General Principles’ seek to protect the privacy and amenity of neighbouring occupiers. SPG3b ‘Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight’ states that the Council expects new developments not to result in the degree of privacy enjoyed by adjoining properties to be reduced and that new problems of overlooking are not to be created.

UD3 ‘General Principles’ seek to protect the privacy and amenity of neighbouring occupiers. SPG3b ‘Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight’ states that the Council expects new developments not to result in the degree of privacy enjoyed by adjoining properties to be reduced and that new problems of overlooking are not to be created. It is considered that no new adverse overlooking or privacy issues result from this proposal.

In terms of amenity the ground floor units each have their own private terrace with access to the communal garden. The upper floor flats each have large private balconies. The communal garden can be accessed by all residents and will include seating areas surrounded by shrubs and trees.

6. Sustainability

The Council’s sustainability checklist has been completed alongside a renewable energy assessment.

The applicant has proposed “Sustainable Energy Strategy” that concludes that:

The proposed building design achieves a high level of energy efficiency by specifying a building envelope that achieves EcoHomes ‘Very Good’ on energy with the respective U-values for a range of building elements.

The flats are served by high efficiency gas combi (or condensing) boilers

Sustainability measures and energy measures and energy efficiency have been incorporated into the design and the proposal.

The scheme also includes recycling measures and facility.

7. Car Parking

PPG13 ‘Transport’ aims to promote more sustainable transport choices for people and for moving freight, promote accessibility to jobs, shopping etc by public transport/walking/cycling and reduce the need to travel especially by car.

Haringey Unitary Development Plan policy UD 8 “New Development Location and Accessibility’ reflects the guidance set out in PPG13. The policy states that the council will require that developments locate where the need for travel by car will be reduced and the use of public transport will be increased and that the development location and design encourage cycling and walking.

The proposal site is located where there is very good access to buses and trains and the underground – as such there are no planning objections to the proposal in terms of lack of additional car parking provision on the site. Additionally the proposed occupiers are the elderly and special needs; as such their reliance on the car is minimal.

8. Waste and recycling

Policy UD7 ‘Waste Storage’ and SPG 8a ‘Waste and Recycling’ states that: All developments is to include appropriate provision for the storage and collection of waste and recycling materials.

Adequate recycling storage space within the site has been provided. By providing sufficient recycling storage space within units, this will greatly encourage people to separate their waste for recycling.

The proposal is considered to comply with Council policy UD7.

SUMMARY AND CONCLUSION

It is considered that the proposed development is of a type and scale which is appropriate for this location. The scheme meets the relevant policy requirements for sites of this type as well as being in step with general National policy and The London Plan.

It is considered that the design approach is modern and could fit in with the surrounding area: The proposal has an acceptable relationship with adjoining properties consistent with requirements of the Unitary Development Plan Policies and supplementary guidance.

The current proposal is considered acceptable in that it does not lead to over-development; the number and size of units proposed are in line with the aims of the Haringey Unitary Development Plan Policies especially UD3 and UD4 and Housing SPD.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/0032

Applicant's drawing No. (s) A5786/2.3/01 - 05 incl.

Subject to the following condition(s)

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. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

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 and waste storage 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.
7. 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.
8. That the detailing of all the sustainable features which form part of the approved scheme including solar thermal collector, low technology passive equipment etc shall be submitted for approval by the local Planning authority.
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.

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.

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

REASONS FOR APPROVAL

The current proposal is considered acceptable in that it does not lead to over-development; the number and size of units proposed are in line with the aims of the Haringey Unitary Development Plan Policies especially UD3 and UD4 and Housing SPD.

