

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2021/2075

Ward: Bounds Green

Date received: 09/07/2021

Address: Land at the junction of Partridge Way and Trinity Road N22 8DW

Proposal: Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.

Applicant: London Borough of Haringey

Ownership: Council

Officer contact: Conor Guilfoyle

- 1.1 The application is being referred to the Planning Sub-Committee for decision so that members of the Sub-Committee can consider the further local representations received after its meeting on 14 September 2021 and the end of the statutory consultation period on 23 September 2021.

2. RECOMMENDATION

2.1 That Planning Sub-Committee (PSC) resolve:

- 1) to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of an agreement providing for the obligations set out in the Heads of Terms in Appendix 1.
- 2) That delegated authority be granted to the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
- 3) That the agreement referred to in resolution (2.1) above is to be completed no later than 12th November or within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in her/his sole discretion allow; and
- 4) That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to

the attachment of the conditions contained in Appendix 1 of the PSC's report, as amended in the addendum and minutes.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

- 3.1 Details of the proposed development and site location details, consultation response, local representations, planning material considerations and community infrastructure levy are contained in the Committee Report and its associated Addendum report presented to PSC on 14th September 2021 attached at appendix 1 and 2 respectively.

4. LOCAL REPRESENTATIONS

- 5.1 Since the date of the PSC meeting on 14 September 2021, 14 further representations (all objections) have been received, which are reported below:

Design/Appearance/Character

- Excessive scale, height, and proximity relative to surroundings
- Unattractive design
- Design fails to respond to context
- Excessive/inappropriate density

Amenity Impacts

- Loss of privacy/overlooking
- Loss of daylight/sunlight/natural light to residents/neighbours
- Sense of enclosure to nearby residents
- Loss of outlook/visible sky
- Construction noise/disturbance/pollution harm to nearby residents

Transport impacts

- Parking pressures from additional flats/deliveries/servicing
- Parking interruptions during construction

Other

- Fire safety for residents
- Social rent rate is higher than normal council rents

- 5.2 Since the end of the statutory planning consultation period, 20 additional representations objecting to the application and decision-making process have been received. Two petitions containing eight and seven names respectively have also been submitted expressing concerns in respect to the previous decision of the PSC regarding the application.

The matters raised include:

- Impact of development on nursery nearby in relation business, construction, noise, dust and childrens safety
- Human rights of residents should be taken into account. People's lives will be detrimentally affected

- Overlooking and overshadowing of neighbouring property
- More family homes needed.
- Low level social housing better
- Lack of parking and storage facilities

5.3 The following issues raised are not material planning considerations:

- Procedural complaints about how committee was/is undertaken, how the previous committee resolution/decision was reached, and disputes raised on matters of planning law.
- Changes to a view
- Claims proposal harm ability to grow plants at a nursery/pre-school nearby

5. MATERIAL PLANNING CONSIDERATIONS

5.4 There have been no material changes in Planning Policy since the previous planning committee. All of the representations relating to material considerations listed in paragraph 5.1, (except for fire safety for residents which was not originally raised) were taken into account during the assessment of the planning application and reported in the committee report and the associated addendum.

5.5 Even though no representation was received regarding fire safety for residents before the last PSC meeting, this was considered as reported in paragraph 6.35 of the report Comments from the Fire Service which were reported in the addendum report.

5.6 Recent comments also raise concerns that disabled access and useability of the building, flats and grounds were not considered sufficiently. These include concerns around distances required to travel, flat layouts, provision of the two accessible flats on one floor instead of two as suggested, and the number of doors within the building. The objection details concerns about fire risk and accessibility of disabled users and claims they would be put at a disadvantage if a fire took place within their flat as there would only be one door between it and the common area in which they would need to wait before exiting via the evacuation lift.

5.7 Accessibility and layout were considered as material considerations and reported in the committee report and the associated addendum but for completeness these matters are also considered in more detail below.

5.6 Access for residents with disabilities and the useability of the proposed accommodation have been carefully considered in the design. These new homes have been designed to comply with Part M4(3) of the Building Regulations, which relate to wheelchair user dwellings including the location of refuse/recycling and post facilities. The accommodation also meets and exceeds the minimum space standard requirements set out in the London Plan. The applicant team has advised that the plan layouts for the ground floor, and proposed wheelchair accessible homes on the first floor were reviewed and approved by the Occupational Therapist Team at Haringey.

5.7 As previously set out in the report to PSC the scheme is proposed to be car free, with the exception of the 2 x disabled parking bays. These have been carefully sited to ensure appropriate and level access having regard to the nature and constraints of the site.

- 5.8 The applicant team has advised that early consultation with fire consultants was undertaken and it is proposed that a 'stay-put' (also known as a 'defend in place') approach is to be implemented in all residential units, whereby only the unit of fire origin will be signalled to evacuate in the first instance upon activation of a fire alarm. The number of doors throughout the building are in place to ensure the required fire safety measures are adhered to. A number of these doors, including the main entrance and secondary access door will be power assisted. A Fire Statement and Fire Safety Strategy Report support this and form part of the supporting documentation as part of the planning application.
- 5.9 As part of the statutory planning process, the Council's Building Control Officers and London Fire Brigade reviewed the submitted fire strategy and proposed plans, including accessible flats and their access/evacuation options, and confirmed that they are satisfied with the proposed development details at this stage. This was reflected in the addendum to the committee report. The flats comply with accessibility requirements set out in planning policy, and notwithstanding this, would need to still satisfy with such matters under the separate regulatory regime of the building regulations.
- 5.10 Other specific concerns relating to light and outlook/visible sky impacts on neighbours, particularly the preschool/nursery, were raised, in addition to the nature and scale of the proposed development. These were also considered at the previous PSC and its committee report/addendum.
- 5.11 Suggestions that plants would not be able to grow at the nursery as a result of such impacts are not substantiated. Similarly, other non-material considerations raised include a change/loss of a view and procedural concerns over public consultations, committee procedure/legal process etc.
- 5.12 There have been no other material changes to the circumstances of the site or its surroundings that would require these matters to be reconsidered by the Council.

6. CONDITIONS & INFORMATIVES

- 6.1 There have been no amendments to the proposed conditions and informatives, as laid out in the committee report and its associated addendum report other than the amendments proposed when members considered the application at the PSC meeting on 14 September 2021 as recorded in the minutes for that meeting and which will be incorporated into the decision letter if members decide to grant planning permission.

7. CONCLUSIONS

- 7.1 The additional representations received have been addressed in the design of the proposal and as set out above are found to be acceptable.
- 7.2 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 decisions are set out in the RECOMMENDATION above.