

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1200

Ward: Bounds Green

Date received: 14/07/2009

Last amended date: N / A

Drawing number of plans: 2792 PL 01, 02, 03, 04, 05 & 06

Address: Site adjoining 31 - 34 Corbett Grove N22

Proposal: Erection of two- storey, three bedroom single dwelling house with associated landscaping.

Existing Use: Vacant

Proposed Use: Residential

Applicant: Mrs Elaine Taylor London And Quadrant Housing Trust

Ownership: Housing Association

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is a backland site consisting of a left over triangular shaped piece of land located to the side of an existing residential block (No's 31-34 Corbett Grove) and along the rear garden boundaries of No's 91-99 Bounds Green Road. Corbett Grove is an existing Council estate consisting of 34 residential units accommodated within two and four storey buildings. The land on which Corbett Grove was built as well as application site, were previously allotments. Along the southern boundary, the site adjoins the flank wall and side garden boundary of No 54 Imperial Road.

The site measures 0.032 hectares in size and is heavily overgrown, containing a number of trees along its boundaries, many of which are self-seeded trees. This piece of land dips down from the land immediately in front of and behind No 31 - 34 Corbett Grove.

The application site is within walking distance of Bound Green Tube Station and Bowes Park train station. The application site is not located within a Conservation Area.

PLANNING HISTORY

HGY/2007/1081 - Erection of a part single, part two storey building accommodating two 3 bedroom semi-detached dwellings.- Refused 10/07/2007

HGY/2007/2261 - Erection of 2 storey four bedroom dwellinghouse – Refused 08/01/2008

DETAILS OF PROPOSAL

The proposal is for the erection of a two-storey, 2 x bedroom dwellinghouse with associated landscaping.

CONSULTATION

Ward Councillors
Transportation
Arboricultural Officer
Building Control
85-107 Bounds Green Road
50-54 Imperial Road
23-36, 27-30, 31-34 Corbett Grove

Note: A public consultation evening was held by the applicants prior to the submission of the application. 50 letters were sent to local residents and 3 people attended this event.

RESPONSES

Waste Management - The waste and recycling provision described in this application are sufficient for the size of this proposed development, but it is difficult to ascertain from the drawing the distance from the rear of the collection vehicle to the bin storage area. It would be better if we could be supplied with a more detailed drawing indicating the exact route & distance from the store to the rear of the collection vehicle so we may assure ourselves that it is within the prescribed distance.

Transportation - The proposed development is at a location with medium public transport accessibility level and a walking distance to/from Bounds Green station. We have therefore considered that majority of the prospective occupiers of this site would travel by sustainable travel modes to/from the site.

The site is also located in Bounds Green CPZ, which provides on-street parking control and operates Monday - Friday 1000 - 1200hrs. The proposed development should have provided 2 (two) car parking spaces and 1(one) secure cycle stand in order to meet the Council's car parking standards, however none has been provided. This site has also not been identified within the Council's Adopted 2006 UDP as that renowned to have car parking pressure. Hence, we have accepted that the applicant does not need to provide off-street car parking spaces. It is deemed that this proposed development would not have any significant adverse impact on the existing generated vehicular trips or indeed car parking demand at this location. However, we will require 1 cycle rack, which shall be enclosed within a secure shelter.

Consequently, the highway and transportation authority would not object to this application subject to the conditions that the applicant: provides 1(one) cycle racks, which shall be enclosed within a secure shelter. Reason: To encourage the use of sustainable travel modes by the prospective residents of this development.

Building Control/ London Fire and Emergency Planning Authority - Access for Fire Brigade Vehicles is not considered acceptable.

A Letter of objection have been received from the resident of 103 Corbett Grove who states that "the building itself does not worry" however this resident objects to the siting of the bin".

Another letter has been received asking for their objection from the previous application to be taken into account as well as a petition. The LPA cannot accept a petition from a previous application as the proposal is for a different scheme.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Guidance 3: Housing

The London Plan - 2008

Policy 3A.1 Increasing London's supply of housing
Policy 4B.3 Maximising the potential of sites

Adopted Unitary Development Plan, 2006

G1 Environment
G2 Housing Supply
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage

HSG1 New Housing Development
HSG9 Density Standards
HSG10 Dwelling Mix
M3 New Development Location and Accessibility
M4 Pedestrian and Cyclists
M10 Parking for Development
OS15 Open space deficiency and development
OS17 Tree Protection, Tree Masses and Spines

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
'Housing' SPD
SPG3c Backlands Development
SPG4 Access for All- Mobility Standards
SPG5 Safety by Design
SPG7a Vehicle and Pedestrian Movement
SPG9a Sustainability Statement

ANALYSIS/ASSESSMENT OF THE APPLICATION

Background

The application follows on from two previous refusals for residential development on this site; the earliest of which was in July 2007 (LPA Ref: HGY/2007/1081) for the erection of a part single, part two storey building to accommodate 2 x 3 bedroom semi-detached dwellings. This application was refused permission on the grounds that the proposed development by reason of its siting and coverage of this small backland site, would represent a cramped form of development and would have an unsympathetic relationship to the adjoining properties. A particular concern was the loss of trees adjacent to site boundary which form a natural screen between the Corbett Grove estate and the properties on Bounds Green Road.

A subsequent application was submitted in November 2007 for the erection of a two-storey four bedroom dwelling house. This application was recommended for approval by Officers but was refused by Planning Committee on the grounds that:

“The proposed development by reason of its height, siting and coverage of this small backland site, would represent a cramped form of development which would have an unsympathetic relationship to the adjoining properties; and represent an over development of a restricted site. Further it would detract from the amenities of adjoining residents by reason of its proximity to side boundaries, and overlooking and loss of privacy. “

The main issues in regards to this application are considered to be (1) backland development/ principle of residential use; (2) the layout and design of the proposed development (how it differs from the previous scheme); (3) impact on trees; (4) privacy/ overlooking.

Backland Development/ Principle of Residential Use

The Council have specific policy considerations in regards to backland development as outlined in SPG3c. This SPG states that permission will only be granted for development scheme where they meet all the appropriate standards. The SPG states that density standards will not generally apply to backland sites and that privacy and outlook from existing housing will be carefully considered. The SPG states that regard will be given to the number of trees, on site, the value of those trees and also impact, including the cumulative effect of the loss of habitat/biodiversity. This SPG states that careful consideration will be give design issues and use of landscaping to integrate the new development into the local context. These issues are dealt within in more detail below.

The application site does not form part of a protected open space. The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. The proposal therefore accords with Policy HSG1.

Layout and Design

The proposed development will consist of a triangular shaped 1 ½ storey building. The building will be 12.7m in depth by 11m in width at its widest. The structure will be sited 1m away from the rear garden boundaries of No's 93 & 95. The first scheme refused would have been built up to the boundary. The closest section of the building (3m) will be single storey and will have a flat roof.

The head room of the first floor accommodation will be largely accommodated within the roofspace of the structure. This will accommodate a first floor bedroom and a WC.

The pitch to northern section of the roof will be more elevated and set at a shallower pitch to reduce impact when viewed from the north. The rear roof slope (south facing) will be at a steeper pitch and a large section will be covered in photovoltaics (for electricity generation) and solar thermal panels (for hot water).

The ground floor will accommodate two bedrooms, a living/ dining room and a large kitchen. All the room sizes of the proposed development are consistent with the floorspace minima identified in 'Housing' SPD.

The building elevations will be faced in brickwork and in part timber shingles. The roof will be covered in shingle style tile. The flat roof section of the building will have a green roof. The building will have triple glazed timber framed windows.

The proposed residential unit will have its own rear garden measuring more than 50sqm in size.

In order to overcome the objection raised by Building Control and LFEPA, to ensure the house has the necessary protection against the outbreak of a fire, the applicants will install a sprinkler system to comply with the relevant BS.

Impact on Trees / Landscaping

As stated above the site is heavily overgrown and contains a number of trees and vegetation along its eastern boundary (the side adjoining the back gardens of No's 91-97 Bounds Green Road), as well as along western boundary (facing towards Corbett Grove). The rear boundary of the site is largely free from trees. The majority of these trees are self seeded and do not fulfil the criteria for TPO status, however cumulatively these trees are of some value, in that they act as a screen and provide privacy to the residents of the adjoining properties on Bounds Green Road. There are also some trees which overhang onto this site from the rear gardens of adjoining properties, in particular a Sucamore tree.

Some of the trees/ shrubbery on the site will have to be removed to make way for the new dwelling. As stated above the building will be sited 1m of the boundary with a further single storey element immediately adjacent to this boundary it will therefore minimise the cut back overhanging branches. Overall there will be fewer trees lost on site in comparison to the first scheme submitted. The communal area to the front of Corbett Grove will remain well planted.

Privacy/ Overlooking

Along the eastern elevation of the proposed building there will be one window at ground and two at first floor level. One of these windows will serve bathroom / toilet while the other will serve a staircase. It will be conditioned that all of these windows be obscure glazed. There will be a 25 metres gap between these elevations (at first floor level) which meets normal privacy standards (i.e. a minimum of 20 metres for two-storey development- as set out in Housing SPD). Given that the proposed building will be sited 1 metres in from the rear garden boundaries to these Bounds Green properties, as well as the relatively low height of this building and the absence of clear glazed windows on this facing elevation, the proposed building will not be intrusive or detrimental to the amenities of these neighbouring occupiers.

Along the rear elevation (south facing) the residential building will have no windows at first floor level. There will therefore be no direct overlooking to the rear gardens of adjoining properties in Imperial Road.

The western side of the building facing towards the rear garden of No 31-34 Corbett Grove will only have a ground floor bathroom window. Overall the proposal is considered to be acceptable and will not adversely impact the residential and visual amenities to the occupiers of neighbouring properties.

Parking

The applicant's have not indicated the provision of any dedicated car parking for this new unit; however, bearing in mind that Corbett Grove is within an area with medium public transport accessibility level and is within walking distance of Bounds Green tube station and Bowes Park train station, it is considered that the proposed development would not have any significant adverse impact on the existing car parking demand and overall traffic generation.

Refuse

Provision will be made for bin stores to the front of the site. The proposal therefore meets the requirement of policy UD7. While a concern has been raised by an adjoining resident, such refuse would be stored in the necessary black/green wheelie bins and as such would not lead to problems with vermin.

Sustainability

The proposed building will aim to achieve zero regulated emissions, exceeding the carbon emission for the 'Code for Sustainable Homes'. The property will be "super insulated". Heat loss will be further reduced through the use of mechanical ventilation and heat recovery. As outlined above the building will have photovoltaic and solar thermal panels on the south facing roof slope. Internally the property will have spray taps and dual flush toilets to ensure water conservation. The residential unit will have triple glazed window and will benefit from a high degree of passive solar gain.

SUMMARY AND CONCLUSION

The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space nor does it fall within an area of nature conservation/ecological value. The footprint, bulk, mass and design of the building is now considered acceptable and has incorporated appropriate changes in response to the previously refused applications. The proposed building has now been designed to sit more comfortably with the site and to achieve an acceptable relationship with the adjoining properties. As such the proposed development is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', 'HSG1 New Housing Development' and 'OS17 Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance 'SPG1a Design Guidance', the Council's 'Housing' SPD and SPG3c 'Backland Development'. This application is therefore recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2009/1200

Applicant's drawing No.(s) 2792 PL 01, 02, 03, 04, 05 & 06

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. 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.

4. Notwithstanding the detail shown on drawing No 2792 PL 05 the first floor windows on the side elevation facings towards No's 95 & 97 Bounds Green Road shall be glazed with obscure glass and permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers.

5. The flat roof above the single storey rear projecting section hereby permitted shall only be used as a green roof and at no time be converted to or used as a balcony or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

6. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality

8. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties

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 principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space nor does it fall within an area of nature conservation/ ecological value. The footprint, bulk, mass and design of the building is now considered acceptable and has incorporated appropriate changes in response to the previously refused applications. The proposed building has now been designed to sit more comfortably with the site and to achieve an acceptable relationship with the adjoining properties. As such the proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance SPG1a 'Design Guidance', the Council's 'Housing' SPD and SPG3c 'Backland Development'.