

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/2110

Ward: Muswell Hill

Date received: 15/11/2005

Last amended date: N/A

Drawing number of plans 207 / PD/ 01, 02, 03A, 04A, 05A, 06, 07, 08A, 09A, 10, 11 & 19.

Address: 35A Wood Vale N10

Proposal: Demolition of existing bungalow and erection of a two storey 4 bedroom dwelling with rooms at lower ground floor level.

Existing Use: Residential

Proposed Use: Residential

Applicant: Mr Colin Bruce

Ownership: Private

THIS APPLICATION WAS NOT CONSIDERED AT THE PLANNING APPLICATIONS SUB COMMITTEE ON 23 JANUARY 2006.

PLANNING DESIGNATIONS

Road - Borough

Officer Contact: Luke Gardiner

RECOMMENDATION

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The triangular-shaped site lies on the eastern side of Wood Vale, within the Muswell Hill Area of Special Character and just outside an area of designated Metropolitan Open Land to the east. The land originally formed part of the garden of the adjoining property to the north (35 Wood Vale) and currently contains a bungalow with a side garage. The southern flank boundary abuts a

pedestrian footpath that links Park Road to the east with Queen's Wood to the west. A row of Cypress Trees runs along this boundary, just inside the subject plot. The site is at the low point in Wood Vale; land rises to the north and south. The site falls away from the front of the plot to the rear by approximately 1.5 metres.

The surrounding area is residential in character and generally comprises two-storey terraced and semi-detached houses, some of which have dormer windows at the front and/or rear.

PLANNING HISTORY

- Planning permission was granted in April 1962 for the severance of part of the garden of 35 Wood Vale and the erection of a detached bungalow and garage on the site.
- An application for the erection of a 3-storey dwelling was submitted in April 2003, but was subsequently withdrawn prior to determination (HGY/2005/0723).
- A further application for a three-storey dwelling was submitted in July 2005; this application was also withdrawn prior to determination (HGY/2005/1377).

DETAILS OF PROPOSAL

The proposal is to demolish the existing bungalow and to construct a new three-storey detached house including lower ground floor, and comprising four bedrooms. From the street elevation, just the upper two floors would be clearly visible. The main living areas would be at lower ground and ground floor levels, with the upper level comprising the bedrooms and bathroom. The width of the dwelling narrows towards the rear of the property, as its southern flank follows the line of the adjacent footpath.

This is a resubmission of the same proposal that formed part of application No. 2005/1377, which was withdrawn due to the impact of the dwelling on the adjacent property in terms of outlook and overlooking. The current proposal therefore makes the following alterations in this regard:

- The eaves height has been reduced by 900mm, and the lower ground slab reduced by 390mm – the eaves are now set below the midpoint of the upper flank window to No. 35 to reduce the impact of the new dwelling on the outlook from this window; and,
- Rear building line has been straightened out to limit direct overlooking.

CONSULTATION

Consultation letters were sent to the following properties:

15 to 53 (odd) Wood Vale, N10

14 to 50 (even) Wood Vale, N10

53 Wood Lane, N10

Thames Water Utilities
Conservation Officer
Transportation Group
Waste Management
Building Control
Borough Arboriculturalist
Ward Councillors

RESPONSES

One letter was received stating no objection to the proposal, subject to the site's use as a family dwelling only.

Eleven (11) letters of objection were received from local residents; the main grounds of objection were as follows:

- loss of outlook from the bedroom window (flank) to upper floor bedroom of No. 35. Although the pitch of the roof has been reduced to address previous concern in this regard, the outlook from this window is still largely
- the proposed excavation of a lower ground floor would alter the established character of the area;
- building is very large in relation to the area of the plot and surrounding properties;
- the upper floors project beyond the rear line of the adjacent building, thus increasing the overlooking effect into neighbours' gardens;
- The coloured elevation indicates grey slates roof tiles whilst all other houses are roofed in red clay tiles;
- the loss of the bungalow would reduce the diversity of housing stock in the area. Bungalows can meet the needs of people with physical disabilities and/or the elderly;
- the proposal will result in the loss of the existing garage which will not be replaced, adding to the possibility of added on street parking;
- the excavation of the basement is likely to affect sewerage drains and possibly a culvert carrying water from Queens Wood;
- possibility of subsidence;
- the basement could be used as a separate flat;
- increased on-street parking and traffic hazard; and,
- noise nuisance and disturbance to nearby residents caused by construction works.

Transportation – Highways

No objection.

Building Control

No objection.

Council Arboriculturalist

No objection, subject to conditions.

Waste Management

No objection, subject to conditions.

Thames Water Utilities

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, watercourses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant:

- a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution
- b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils
- c) looks to ensure the separation of foul and surface water sewerage on all new developments.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Water Comments

On the basis of information provided, Thames Water is unaffected by this proposed development and therefore have no comments to make.

RELEVANT PLANNING POLICY

The London Plan

The London Plan is the Spatial Development Strategy for Greater London. Issued 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.

Adopted Unitary Development Plan 1998

Policy DES 1.1 Good Design and How Design Will Be Assessed

The Council will require development to be of good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused.

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

Infill development in areas of varied townscape of significant quality (including most conservation areas) can create new compositions and points of interest but should be disciplined by building lines, scale of area, heights, massing, characteristic or historic plot widths.

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

The Council will assess the design of development schemes in relation to enclosure, height and scale.

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

In assessing the design of new development, alterations and extensions the Council will have regard to building lines, layout and form, rhythm and massing.

Policy DES 1.9 Privacy and Amenity of Neighbours

Seeks to protect the reasonable amenity of neighbours planning permission for development

Policy DES 5.1 Character of Residential Areas

Development in existing residential areas should fit into the local scale and character of the area.

Policy DES 5.2 Demolition of Residential Buildings

The council will encourage the re-use and rehabilitation of existing dwellings. Demolition will generally be resisted, but with exceptions granted based on criteria outlined in UDP policy DES 5.2.

Policy DES 8.5 Muswell Hill Area of Special Character

Seeks to preserve traditional architectural features to existing buildings in this Edwardian setting.

TSP 7.1: Parking for Development

The proposal should provide an acceptable level of parking in line with current national and local policy advice.

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

Emerging Unitary Development Plan

UD2: General Principles

The Council will require development proposals to demonstrate that:

- a) there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of pollution from air, water, light, and noise, pollution (including from the contamination of groundwater/ water courses or from construction noise) and of fume and smell nuisance;
- b) where appropriate, the proposal complements the character of the local area and is of a sensitive nature and scale that is sensitive to the surrounding area;
- c) the proposal would not significantly affect the public and private transport networks, including highways or traffic conditions; and
- d) there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties (including wheelchair users and carers with pushchairs) have been taken into account; and,
- d)(i) opportunities for soft landscaping, including appropriate tree retention and tree planting, have been taken into account.

UD3: Quality Design

Any proposals for developments and alterations or extensions, which requires planning permission or listed building consent, will be expected to be of high design quality.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main planning issues to be considered are:

- i) the density and intensity of development on site;
- ii) the impact of the proposed development on the character and appearance of the area;
- iii) the impact of the proposed development on the amenity of adjoining occupiers;
- iv) the standard of accommodation provided; and,
- v) the impact on the highway.

i) Density and intensity of proposed development

The density of the site (at 260 HRH) falls within the range of 200-400 Hab rooms per hectare as specified in the Revised Unitary Development Plan (Policy HSG8). It is only marginally above the old standards set out in the 1998 Adopted Unitary Development Plan, which was a range of 175 –250 h.r.h.

Several objections have been received regarding the size of the dwelling in relation to the size of the plot. As previously noted, the application site was originally part of the garden area of 35 Wood Vale and the site's curtilage is considerably smaller than that of surrounding properties. The proposal to replace the bungalow with a four-bedroom, three-storey dwelling would increase the residential density, Notwithstanding, the dwelling is set back 8 metres from the front boundary of the site, 2 metres from the side boundary to public footpath, and would retain an adequate amount of rear amenity space. It is therefore not considered that the development would amount to over-development of the site nor be of excessive density.

ii) The impact of the proposed development on the character and appearance of the area

Wood Vale is situated between two areas of designated Metropolitan Open Land: Queens Wood to the west and Crouch End Playing Fields to the east. It also lies within a designated Area of Special Character in the Unitary Development Plan. The character of the surrounding area is defined by its 1930s housing, which mainly comprises two-storey terraced and semi-detached properties of traditional design and materials. Common features include pitched roofs with hipped ends, chimney stacks, front bay windows and substantial rear gardens. A number of the properties also have front or rear dormer windows of later construction. The adjacent properties to the north are generally built up at the rear with narrow terrace areas and stairs leading down to the rear gardens.

The application site comprises an undistinguished single-storey bungalow on land that was originally part of the garden of the adjoining property at no. 35. As a result, the dwelling has a smaller, more irregular shaped garden than the surrounding properties. The proposal is to replace the existing bungalow with a more substantial four-bedroom dwelling of contemporary design, but using traditional brick and slate. There are no other bungalows within the immediate vicinity; hence it may be argued that the existing dwelling is out of character with the surrounding residential environment. The proposed design does not attempt to imitate the style of surrounding dwellings. Rather, the new dwelling would have an independence of form and design, but generally respecting the building lines and scale of the area. The design incorporates strong vertical elements in the form of the feature chimney stack adjacent to the public access way, and within the rear elevation, which features substantial use of glazing, particularly to the lower ground and ground floors.

The proposed development conforms to the overall height of the surrounding properties and the size and bulk generally fits in well with the established rhythm of the street scene. The dwelling maintains the existing building line along the frontage; to the rear however, part of the building line would project beyond the rear of No. 35. Whilst the buildings would be in alignment directly adjacent to No. 35, the southern half of the new dwelling projects an additional 1.5m beyond the established building line, which is slightly less than width of the rear terrace of No.35. Notwithstanding, the alignment of this elevation has

been revised from the previous submission; it is no longer angled towards the rear amenity space of No. 35. It is considered that this overcomes Council's previous objection to this aspect of the proposal.

The windows in the northern flank elevation of the projection (i.e. the return) would directly face No. 35, however only the lower ground floor would be clear glazed. The upper ground and first floor would be obscure glazed to prevent any overlooking into/out of the new dwelling. There would be a 1.8m high fence constructed from the floor level of the terrace; this would drop down beyond the terrace (due to the change in level), but still maintain a 1.8m height along the full extent of the flank boundary. At upper floor level, the window would be obscure glazed to avoid overlooking.

The proposed basement floor would introduce a new feature to the area, however it would be unseen from the front elevation, and would not create any issues of overdevelopment through inappropriate density. Other properties on this side of Wood Vale have extended at the rear at garden level, taking advantage of the sloping nature of their sites.

On balance, it is not considered that the new dwelling would cause harm to the character of the area, particularly when considering the uncharacteristic nature of the dwelling it intends to replace.

iii) The impact of the proposed development on the amenity of adjoining occupiers

The primary impact of the new dwelling would be in relation to the adjacent dwelling at No. 35 Wood Vale, to the north of the site. The adjacent property to the south (37 Wood Vale) is a two-storey detached house situated on the opposite side of the public footpath that adjoins the application site. The dwelling at No. 37 has a number of windows in its north elevation that would directly face the proposed dwelling. However, these windows have obscure glazing and serve non-habitable rooms, including a kitchen/dining area, a hall and staircase, a utility room, a cloakroom and a shower room. The windows would be almost 6m away from the proposed dwelling, and it is therefore not considered that there would not be any significant loss of daylight, outlook or privacy for the occupiers of no. 37 as a result of the proposed development.

The property at No. 35 is a two-storey, semi-detached house. It has a bedroom window at first floor level in its southern flank elevation that would directly face the proposed dwelling. This window provides the principal source of light, ventilation and outlook for the bedroom. (The bedroom also has a small high-level window in the east [rear] elevation of the property). At present, the principal window on the side elevation receives unobstructed light, and its outlook is interrupted by the ridge of the existing single-storey bungalow. To mitigate the effect of the new dwelling on the available light levels entering the bedroom, the eaves height has been lowered such that it would occupy the lower third of the window to No. 35. The roof pitch of the dwelling has been reduced to gain an unobstructed angle of 25 degrees

(taken from the centreline of the window) to further improve outlook. It is apparent that this latest design solution would meet the BRE criteria for daylight penetration, and although it would alter the existing outlook from this window, it is not considered that the impact would be unacceptably detrimental so as to warrant refusal for this reason.

In terms of the rear elevation, the orientation of the rear facing windows as mentioned earlier has been altered to a more conventional alignment square with the boundary to No. 35. The main living room at upper ground floor level and the first floor bedroom would now look straight down towards the rear amenity space, rather than being angled back towards the adjacent property. This would avoid any overt overlooking into the rear of the adjacent property. The rear projection would extend a maximum of 2.2m from the rear of No. 35, however as the projecting portion is not directly adjacent to No. 35, it is not considered to be overbearing, and would not give rise to problems of overshadowing or loss of outlook.

For these reasons, it is considered that the proposal would generally accord with the provisions to Policy DES 1.9 Privacy and Amenity of Neighbours.

iv) The standard of accommodation provided

The application fully accords with the provisions of SPG 3a in terms of minimum room sizes and amenity space provision. It is considered that the proposed dwelling would provide a good standard of residential accommodation for future occupants. Approval would be conditional upon the submission of a detailed landscape plan for the site.

v) The impact on the highway

The site is in an area with a low public transport accessibility level, however the site has not been identified by the Council's SPG 3a as a site suffering from parking problems. The proposed development will not generate any significant increase in traffic and parking demand to result in any adverse effect on parking and the highways network. Notwithstanding the removal of the existing garage, the applicant intends to retain the existing forecourt area as shown in drawing (no 207/PD/05); the forecourt will provide off street parking capable of holding 2 vehicles. This satisfies the parking requirements as required by the council's SPG 7a.

SUMMARY AND CONCLUSION

The proposal would replace the existing bungalow, which is not a common feature of the area, with a new dwelling constructed over three levels, although with only the upper two levels visible from the street. The new dwelling is more in keeping with the bulk and scale of surrounding properties, and maintains the existing building line along the frontage. The design meets the requirements of SPG 3a in terms of density, room sizes and amenity space, and the scheme includes sufficient on-site parking. The design would

have some impact on the outlook from the upper floor window in the southern flank of the adjacent dwelling at No. 35 Wood Vale, however it is not considered that the impact would be so severe as to warrant refusal of the application. The proposal generally accords with the provisions of Policies DES 1.2 'Assessment of Design Quality (1): *Fitting New Buildings into the Surrounding Area*'; DES 1.9 'Privacy and Amenity of neighbours', 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*', and DES 1.9 'Privacy and Amenity of neighbours' of the Haringey Unitary Development Plan, and approval is therefore recommended.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2005/2110

Applicant's drawing Nos: 207 / PD/ 01, 02, 03A, 04A, 05A, 06, 07, 08A, 09A, 10,11 & 19.

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. 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. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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.

5. 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 H 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.

6. All windows in the building's northern flank elevation, other than those at lower ground floor level, shall be of a fixed design and obscure glazed.

Reason: To prevent overlooking into the adjoining property to the north.

INFORMATIVE: You are advised that a dedicated space should be set aside off-street at the front of the property for one (1) 360 litre wheelie bin and one (1) green recycling box.

REASONS FOR APPROVAL

The proposal would replace the existing bungalow, which is not a common feature of the area, with a new dwelling constructed over three levels, although with only the upper two levels visible from the street. The new dwelling is more in keeping with the bulk and scale of surrounding properties, and maintains the existing building line along the frontage. The design meets the requirements of SPG 3a in terms of density, room sizes and amenity space, and the scheme includes sufficient on-site parking. The design would have some impact on the outlook from the upper floor window in the southern flank of the adjacent dwelling at No. 35 Wood Vale, however it is not considered that the impact would be so severe as to warrant refusal of the application. The proposal generally accords with the provisions of Policies DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; DES 1.9 'Privacy and Amenity of neighbours', 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', and DES 1.9 'Privacy and Amenity of neighbours' of the Haringey Unitary Development Plan.