

Planning Committee 9 February 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1980

Ward: Tottenham Green

Date received: 19/11/2009

Last amended date: N / A

Drawing number of plans: 7376/51A - 55A incl., 57A; 7376/211 - 214 incl., 221, 222, 224, 250

Address: 7A Tynemouth Terrace, Tynemouth Road N15 4AP

Proposal: Demolition of existing structures and erection of 5 x 1 to 3 storey dwellinghouses, consisting of 3 x two bed, 1 x three bed and 1 x one bed houses with associated patio gardens

Existing Use: Vacant

Proposed Use: Residential

Applicant: Tate Developments

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site comprises of single storey/ two storey vacant buildings previously in use for warehousing, storage and offices.

It is located on Tynemouth Terrace and the existing rear buildings back onto properties on Hanover Road.

It has a gated entrance on Tynemouth Terrace frontage and lies outside the Tottenham Green Conservation Area.

The immediate surrounding area is predominately residential.

PLANNING HISTORY

HGY/2007/1253 REF 13-08-07 7A Tynemouth Terrace, Tynemouth Road, Tottenham London.

Demolition of existing structure and erection of 5 x 2/3 storey houses and 4 x 2/3 storey flats.

HGY/2007/2102 GTD 20-11-07 7A Tynemouth Terrace, Tynemouth Road Tottenham London Demolition of existing buildings to front of site and erection of 1 x 2 storey building with rooms in the roof comprising 1 x 3 bed, 1 x 2 bed and 2 x 1 bed self contained flats. (Scheme 4).

HGY/2007/2103 REF 04-12-07 7A Tynemouth Terrace, Tynemouth Road Tottenham London Demolition of existing structures and erection of 5 x 2 storey houses and 2 x part 2 / part 3 storey houses (scheme 3).

HGY/2007/2104 GTD 20-11-07 7A Tynemouth Terrace, Tynemouth Road Tottenham London Retention of existing warehouse to rear, demolition of existing buildings to front of site, and erection of 2 x part 2 / part 3 storey three bedroom houses. (Scheme 5).

DETAILS OF PROPOSAL

The current proposal seeks the demolition of existing structures and erection of 5 x 3 storey and 1 x 1 single storey dwellinghouses, consisting of 3 x two bed, 1 x three bed and 1 x one bed houses with associated patio gardens.

The proposal is in effect a gated development having its own access and courtyard.

Planning permission has been granted for the front of the site – The rear of the site has a gated entrance from Tynemouth Terrace frontage.

The current proposal should be viewed alongside the planning permission HGY/2007/2104 for demolition of existing buildings to front of site, and erection of 2 x part 2 / part 3 storey three bedroom houses. Both sites are in the same ownership.

The number of units created by redevelopment of both sites amount to 8 units which is below the threshold for affordable housing.

CONSULTATION

Ward Councillors

2 – 40 Talbot Road, 1-11 Tynemouth Terrace, 1a, 5a, 9a, 11a Tynemouth Terrace Flats, 21- 61 Hanover Road, 1-19 Hanover Road, 1-5 Tenby Close, 1 – 5c Tenby Close, 1a, 3a Hanover Road, 6-10 Tenby Close, 15 Jansons Road.

Waste Management

Building Control

Transportation Group
Tynemouth Area Residents Association

RESPONSES

Waste Management – Satisfied with the waste management proposal and the travelling distance of 15 metres.

Building Control – Comment as follows: The stopping point for any fire appliance must be within 45 metres of any point within any dwelling. The access road should be not less than 3.0metres wide and there should be suitable turning facilities if the cul-de-sac exceeds 20 metres deep.

Transportation Group - The site has a PTAL level of 5, which indicates a very good level of Public Transport Accessibility to local transport services. The site is located within the Seven Sisters CPZ which operates from Monday to Saturday 8am to 6:30pm, and offers additional on street parking restrictions in the area.

This proposed development is within a short walking distance of High Road, Tottenham which offers a total of some 52 buses per hour (two-way trips) and Broad Lane / West Green Road which offers a total of 31 buses per hour (two-way trips) for frequent connections to Seven Sisters Underground, Tottenham Hale and South Tottenham Network Rail Stations which offer connections to and from London.

We have subsequently considered that majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site. Subsequently we have considered that the proposed development would not have any significant impact existing highway network.

The applicant has indicated the provision of 1 parking space within the curtilage of the site that would be used for maintenance purposes only. In transportation's opinion this parking space could be utilised by residents for parking purposes. The use of lockable bollards to ensure that residents do not have any vehicular access to this parking space is recommended.

RELEVANT PLANNING POLICY

EMP4: Non Employment Generating Uses

UD2 Sustainable Design

UD3: General Principles

UD4: Quality Design

UD7 Waste Storage

M9: Car Free Development

M10 Parking for Development

SPG1a Design Guidance

SPD – Housing (Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes)

SPG 3b Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight

ANALYSIS/ASSESSMENT OF THE APPLICATION

The site is currently vacant with a two storey buildings to the rear with part single storey building accessed from a gated entrance from Tynemouth Terrace.

It was previously in use for warehousing, storage and offices.

The proposal involves demolishing of existing front buildings and the construction of two storey residential units.

The main issues to be considered in relation to the proposal are:

1. Principle of residential use
2. Design and Layout
3. Dwelling Mix and space standard
4. Impact on amenity of existing residents
5. Affordable Housing and Education Contributions
6. Car parking
7. Waste management
8. Sustainability

Principle of residential use

The site is located in a predominately residential area and the proposal involves the re-development of former warehouse buildings.

The applicant has provided documented evidence of marketing and advertising of the property for letting with agents as warehousing and ancillary offices without success from 2007.

It is considered that the proposed redevelopment of the site for residential purposes is appropriate and given the period of time the property has been vacant and the level of marketing and advertising that has been carried out since 2007; it is considered that the change of use to residential accords with the policy criteria set out in policy EMP4.

Additionally the principle of residential has been accepted on the front of the site in that planning permission was granted by HGY/2007/2104 on 20-11-07.

Design and Layout

The proposed development is considered appropriate for the site and location and will not detract from the visual appearance and character of the locality.

The height which is two-storey with rooms in the roof would conform to the height of existing warehouse building and that of the adjoining and neighbouring properties.

The proposal has been carefully designed to take into account to potential effect of the development on neighbouring properties in terms of overlooking and loss of privacy.

It is considered that the amenities of nearby residents would not be compromised according with policies UD3 General Principles, UD4 Quality Design, HSG1 New Housing Developments of the Unitary Development Plan also SPG1a Design Guidance and SPD – Housing.

Dwelling Mix and space standard

The proposal consist of 5 x 3 storey and 1 x 1 single storey dwellinghouses, consisting of 3 x two bed, 1 x three bed and 1 x one bed houses with associated patio gardens.

The proposed mix provide a number of larger family units and is considered acceptable and in line with Council requirement and supplementary guidance.

The scheme includes a wheelchair accessible unit and all inits have been designed with lifetime homes considerations and compliance with Part M of the Building Regulations.

The individual units accord with Council policy HSG10 and space standard as set out in the Housing SPD.

Impact on amenity of existing residents

As previously stated the height fundamentally two-storey with rooms in the roof would conform to the height of the adjoining terraced properties and within the height of the building that is being replaced. The mass of the new development has been kept away from the rear boundary.

Potential overlooking is reduced by the positioning of the windows on the rear elevation – Additionally at first floor level, windows are proposed to be fixed and obscured below eye level (1800mm).

It is considered that the bulk and mass of the proposed dwellings are keeping with the existing pattern of development on Tynemouth Terrace.

Policies UD3 and UD4 requires new developments to identify and have regard to the character of the area of the proposal. Whilst the proposal has taken into account the existing scale of the neighbouring houses.

It is considered that the proposal has taken careful consideration in terms of design and layout to ensure that the privacy and amenity of neighbouring properties are not adversely affected. As such the proposal is in line with policies UD3, UD4, SPD - Housing and SPG1a.

Affordable Housing and Education Contribution

The number of units proposed (5) allied to the approval on the front site (3) totals 8 units which is below 10 the threshold for affordable; of the 5 new units proposed, 4 are family accommodation, below 5 the threshold where education contributions is sought.

As such there is no requirement for the proposal to provide affordable housing or education contributions.

Car parking

The proposal is essentially car-free: It is considered appropriate due to location and because of the closeness of the site to public transport links. The site benefits from being located within close proximity to both Seven Sisters tube station and Tottenham Hale British Rail station, also there are several bus links from nearby High Road and Broad Lane.

The applicant has indicated the provision of 1 parking space within the curtilage of the site that would be used for maintenance purposes only. In transportation's opinion this parking space could be utilised by residents for parking purposes. In order to prevent this occurrence an appropriate condition has been attached.

It is considered that the proposal accords with Council policy M9 for car free development.

Waste management

Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material.

The refuse and recycling storage areas is able to accommodate bins to meet the following requirement:

Two & Three Bedroom house: - 1 x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag per house.

One Bedroom house: - 1 x 120ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag

The travelling distance is 15m and as such within the distance where bins can be carried to the waste truck on the road.

Overall there is no waste management or planning objection to the storage and recycling facility provided within the site.

The proposal accords with Council policy UD7 and supplementary planning guidance.

Sustainability

The applicant has completed the Council's sustainability checklist and has incorporated sustainable features within the design and the scheme: These include Solar panels on the south facing roof slopes, energy efficient boilers, and reclaimed materials for the new boundaries, rainwater harvesting and the use of local labour for the construction phase.

The proposed sustainable elements accord with Council policy and guidelines.

SUMMARY AND CONCLUSION

The proposed residential development is considered to be appropriate and therefore acceptable in that it would not be harmful to the amenities of neighbouring residents. Accordingly it meets Council policies EMP4: Non Employment Generating Uses, HSG: 10 Dwelling Mix, UD3: General Principles, UD4: Quality Design of Haringey Unitary Development Plan, UD7 Waste Storage also SPG1a Design Guidance, SPD - Housing (Density, Dwelling Mix, Floorspace-Minima, Lifetime Homes) and SPG 3b Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight.

It would therefore be appropriate to recommend that approval be granted.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/1980

Applicant's drawing No. (s) 7376/51A - 55A incl, 57A; 7376/211 - 214 incl, 221, 222, 224, 250.

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 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.

5. 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) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is 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.

6. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site. Reason: In order to protect the health of future occupants of the site.

7. 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.

8. Lockable bollards shall be installed to ensure that residents do not have any vehicular access to the parking space shown on plan. Reason: To ensure that the parking space is used only for the loading and unloading vehicles.

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'.

INFORMATIVE: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

REASONS FOR APPROVAL

The proposed residential development is considered to be appropriate and therefore acceptable in that it would not be harmful to the amenities of neighbouring residents. Accordingly it meets Council Policies EMP4 'Non Employment Generating Uses', HSG 10 'Dwelling Mix', UD3 'General Principles', UD4 'Quality Design' of Haringey Unitary Development Plan, UD7 'Waste Storage' also SPG1a 'Design Guidance', SPD - Housing (Density, Dwelling Mix, Floorspace-Minima, Lifetime Homes) and SPG 3b 'Privacy, Overlooking, Aspect , Outlook & Daylight, Sunlight'.