

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1954

Ward: Bruce Grove

Date received: 17/11/2009

Last amended date: N / A

Drawing number of plans: 0858(PL)001, 101, 102, 300, 301; 105.01; 08/2936; 08/2936_ELEV

Address: Land to Rear of Eleanor Close N15

Proposal: Erection of 1 x 2 storey, 3 bedroom single dwellinghouse with private garden

Existing Use: Open Space

Proposed Use: C3 Residential

Applicant: Family Mosaic

Ownership: Family Mosaic – Housing Association

PLANNING DESIGNATIONS

Conservation Area

Road Network: Borough Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is a small piece of land measuring 0.04ha in size located on the eastern side of Arnold Road in between two terrace blocks. The piece of land was originally designed as an open space as part of the Eleanor Close Estate and provided access between Arnold Road to Eleanor Close. Along the frontage of the site adjoining Arnold Road there is a high palisade fence; which now means that there is no cut-through from Arnold Road to Eleanor Close Estate. Inside the palisade fence there are a line of very high mature trees. Arnold Road is a residential road characterised largely by Victorian buildings. Eleanor Close Estate is a relatively new estate of 92 residential units, consisting of two and three storey terraces and blocks of flats, of which some of the residential dwellings have their rear gardens backing onto Arnold Road. The back of the Tottenham Garage building is visible from this site. The application site falls within the verge of Tottenham Green Conservation Area.

PLANNING HISTORY

No planning history

DETAILS OF PROPOSAL

The proposal is for the erection of a 1 two-storey, 3 bedroom dwellinghouse with private garden. The proposal will involve the demolition of a carport on site associated with 81 Eleanor Close.

CONSULTATION

Ward Councillors
Building Control
LBH – Transportation Group
Council’s Arboriculturist
37-92 Eleanor Close
2-36 Eleanor Close
1-57 Arnold Road
Tottenham CAAC

RESPONSES

Building Control – Access to the site is satisfactory for the proposed development.

London Fire and Emergency Planning Authority – The Brigade is satisfied.

Waste Management - This proposed development will require a storage area of sufficient size to accommodate 1 x 240 ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag.

Transportation – “The application site is located within the Seven Sisters CPZ, which is in force Mondays to Saturdays between 8:00am and 6:30pm. The site benefits from a good level of public transport with a PTAL level of 5 and has access to the majority of bus routes serving Tottenham High Road.

Furthermore, I note that an adequate level of parking has been proposed as part of the application and that the site is to be served by Eleanor Road, which is private. I therefore wish to confirm that there are no objections to the above proposal on highway and transportation grounds”.

Crime Prevention Officer – “Eleanor Close has a number of issues with anti-social behaviour and quality of life issues for its residents. A number of these issues can be linked to poor architectural design, such as the bin stores at communal entrances where drug taking regularly take place and poor definition of private and public space which leads to ownership and anti-social behaviour. My colleague, Eric Childs has also been approached by Family Mosaic Housing Association to suggest environmental changes to the estate that could improve it.

With these issues in mind, I cannot endorse your design for the space adjoining number 81 Eleanor Close. The design for the house looks appropriate, rather it is the amenity space that gives me concern. The existing space suffers from congregation issues from local youths including smoking and drinking - there is fresh litter to this effect. One small section of the palisade fencing has been bent over allowing a ready escape route from the estate should the youths be challenged. There is no clear ownership of the space which has led to clear abuse, similar to the amenity space at the entrance to the estate off Arnold Road. I question the value of retaining this amenity space when issues of ownership and poor natural surveillance are likely to continue. My personal preference would be to redevelop the entire "plot" into new housing and for effective removal of this amenity space" (comments provided directly to the applicant pre-submission).

Local Residents – A letter has been received from the resident of No 37 Arnold Road who raises concern about the impact of the proposal on the mature trees on site.

RELEVANT PLANNING POLICY

National Planning Guidance

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 15: Protecting Historic Environments

The London Plan -2008 (Incorporating Alterations)

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Maximising the potential of sites (London Plan Density Matrix)

Haringey Unitary Development Plan 2006

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD3 General Principles
UD4 Quality Design
HSG1 New Housing Development
M10 Parking for Development
OS10 Other Open Space
OS17 Tree Protection, Tree Masses and Spines
OS15 Open space deficiency and development
CSV Development in Conservation Areas

Supplementary Planning Guidance

SPG1a Design Guidance
SPG2 Conservation and Archaeology
Housing SPD October 2008
SPG8b Materials
SPG9a Sustainability Statement

ANALYSIS/ASSESSMENT OF THE APPLICATION

Principle of Residential Development

The application site is located in an established residential road with a variety of housing types ranging from the Victorian era up until the present. The proposal site is currently an open space which was originally designed, as part of the original Eleanor Close Estate development and also provided access from this estate to Arnold Road. A palisade fence has been erected along the frontage of this site, preventing direct access to the estate. As stated by the applicant this space has regularly attracted anti-social behaviour therefore resulting in the palisade fence being erected. The applicants therefore argue that this amenity space is dysfunctional and argue that the proposal to extend the terrace would have a positive effect on the Arnold Road street frontage. They also argue that residents do not use this existing green space and state that they are willing to improve amenity space/ green spaces elsewhere within the borough via contribution secured through a S106 agreement.

While the application site is located within an area of open space defiance (the lesser category/ 280 metre Open Space Deficiency Area), the public amenity value of this piece of land is limited given its relatively small size and given it is not highly overlook or actively used. This amenity value of this site derives from the visual gap created between the two terraces and the tree lined frontage onto Arnold Road.

Bearing these two points in mind and bearing in mind the proposal would meet the criteria set out in policy HSG1 'New Housing Development' on balance the principle of a dwelling on this site would be considered acceptable, subject to an acceptable design and subject to the visual gap not being eroded or the loss of the trees to the front of the site being lost.

Siting, Design & Layout

The proposed building will be two-storeys in height and will adjoin the windowless flank wall of 81 Eleanor Close. The building will be 10.5 metres in width and 6 metres in depth. The pitched roof will sit below the roof ridge of the adjoining property. The dwelling will be faced in yellow stock brick with some render along the front elevation; as well as similar roof tiles to the Eleanor Close properties. The property will front onto the estate and will have its garden facing Arnold Road.

The residential unit will have a gross internal floorspace of 108 sq.m and therefore meets the floorspace. The private amenity space will be well in excess of the 50sq.m required for a family size dwelling. The principle windows of this dwelling unit will have a east/ west facing aspects.

While the canopies to the nearby trees will cause some shading, the living room dining room will be dual aspect. Overall this new dwelling will provide an acceptable standard and quality of accommodation for future occupiers.

Impact on Residential Amenity

The proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not adversely affected. The proposal will not adversely affect the amenities of the immediate properties (No 36 Arnold Road and No 81 Eleanor Close). As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Impact on Conservation Area

Given the height of the footprint of the building is relatively small and set well back from the trees fronting onto Arnold Road the building will be discrete from the public. The gap maintained to the side of the building and backdrop of trees and greenery will help minimise/ soften its scale and bulk when viewed from Arnold Road.

On this basis it is considered that the proposal will preserve and enhance the character and appearance of the Conservation Area and as such the proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

Transport and parking

One car parking space will be provided for this residential unit. As noted by the Transportation Officer, in his comments above, the site is well served by public transport with a high PTAL rating (5). As such the proposal will be self sufficient in terms of car parking provision and will not affect the car parking in the existing estate or on street car parking along Arnold Road.

Impact on trees

There are 7 no. mature trees on site (an oak, a poplar, 2 x maple, 2 x lime and a London plane) none of which are protected by way TPOs, but are protected by reason of being within a conservation area. The existing trees are high and have relatively wide trunks and are planted with little space between them. This results in a dense natural screen. The proposed dwelling will be 8.5m away from the trees along the rear boundary. The oak tree to the front of the site will be 7m away from the house.

Subject to the use of appropriate foundations and tree protective fencing the proposed dwelling can be constructed with no implications relating to loss or damage to the mature trees on site. However, in order to ensure that no harm is caused to the existing trees a number of conditions will be attached to permission to ensure that appropriate measures are taken during construction to safeguard their protection. The proposed development is therefore considered to be in accordance with the requirements of Policy OS17 of the adopted Unitary Development Plan and will not have a detrimental effect on the three existing trees.

SUMMARY AND CONCLUSION

The position, scale and detailing of the proposed dwelling is considered acceptable in relation to the neighbouring terraces and the existing mature trees on site. A gap will be retained between the proposal and the neighbouring terrace and as well the back drop of trees will help maintain a sense of openness and visual relief along Arnold Road. As such the proposal is considered acceptable for this site and will preserve the character and appearance of the Conservation Area. The proposal will not give rise to overlooking or loss of privacy to neighbouring occupiers. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2009/1954

Applicant's drawing No.(s) 0858(PL)001, 101, 102, 300, 301; 105.01; 08/2936; 08/2936_ELEV

Subject to the following condition(s)

IMPLEMENTATION

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.

EXTERNAL APPEARANCE

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 new building 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.

RESTRICTION ON FUTURE EXTENSIONS

4. 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, 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

CONSTRUCTION WORK

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. Prior to the commencement of the development and to the satisfaction of the Local Planning Authority, tree protective fencing shall be erected on site and thereafter be retained in place until the works are fully complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

REASONS FOR APPROVAL

The position, scale and detailing of the proposed dwelling is considered acceptable in relation to the neighbouring terraces and the existing mature trees on site. A gap will be retained between the proposal and the neighbouring terrace and as well the back drop of trees will help maintain a sense of openness and visual relief along Arnold Road. As such the proposal is considered acceptable for this site and will preserve the character and appearance of the Conservation Area. The proposal will not give

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