

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2006/0150

Ward: Woodside

Date received: 25/01/2006

Last amended date:

Drawing number of plans: HAS/00 01, 02 03

Address: 314 High Road N22 8JR

Proposal: Erection of a three storey building and conversion of existing upper floors to create 2 x 1 bed and 3 x 2 bed flats at first, second and roof levels and two shop units at ground level. Alteration to elevations.

Existing Use:
Proposed Use:

Applicant: Hassio Construction Limited

Ownership:

PLANNING DESIGNATIONS

ROAD - METROPOLITAN

Officer contact: Ruma Nowaz

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site comprises of 314 High Road and the land adjacent, which is located on the junction with the High Road and Sylvan Avenue. The site is not located within a Conservation Area.

PLANNING HISTORY

On 4/10/2004 Planning permission was granted for the erection of a three storey building and conversion of the existing upper floors to create 2 x2 bed and 2 x 1 bed flats at first and second floor levels and plant hire unit at ground floor level. Alterations to elevations (HGY/2004/1733).

DETAILS OF PROPOSAL

Erection of a three storey building and conversion of existing upper floors to create 2 x 1 bed and 3 x 2 bed flats at first, second and roof levels and two shop units at ground level. Alterations to elevations. The main revisions from the planning permission which was granted in 2004 is the insertion of a further 2 bed flat, predominantly into the roof area of the new building and increasing the height of the existing rear addition to insert a second floor at this level. There is a difference in the height of the building shown in the approved plan and the current one. This current proposal also seeks to erect a single storey rear extension, 4.4m x 4m in length, to the rear of 314 High Road. This removes the courtyard garden area on the approved plan but retains a bin storage area and small yard.

CONSULTATION

304-312 (e), 316 -322 (e), 401-417 (o) High Road
1st and 2nd floor flat 304-312 (e) 316-322 (e), 316-322 (e), 401-417 (o) High Road N22
1,3,2,4,6 Sylvan Avenue N 22.

Transportation
Cleansing
Building Control
Ward Councillors

RESPONSES

No response received from neighbouring properties.

Building control : Access for fire brigade vehicles and personnel is considered acceptable in this case. Means of escape will be dealt with on receipt of formal building regulations application.

Environmental Health: Condition required to provide site inspection report, details of present/previous usage, risk assessment and details of any remediation required.

Transportation:- This development proposal is on Wood Green High Road where the public transport accessibility level is medium and which provides frequent bus services (some 56 buses per hour, two-way) for regular connection to Wood Green and Turnpike Lane tube stations. We therefore considered that a considerable number of journeys by patrons and residents of this site would be made by public transport or other sustainable travel modes.

In addition, since this site is not known to have any car parking pressure, it is deemed that this proposed development, as detailed on Plan Nos.HAS01 - 03-Planning Issue, would not result in any significant impact on subsisting traffic or indeed car parking demand at this location. Consequently, the highway and transportation authority would not object to this application.

Informative

The new development will require 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.

RELEVANT PLANNING POLICY

DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area
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
DES 1.9 Privacy and Amenity of neighbours
HSG 2.1 Dwelling Mix For New Build Housing
STC 1.7 Shops Outside Local, Town and Metropolitan Centres

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed development has the same envelope as the previous scheme, the main exceptions being the rear dormer window and rear extension and new larger windows in the side and rear elevation.

Density

Because half of the proposed flats come from conversion within the existing building at No. 314, and the remaining flats from the new build at the side of 314, density is not strictly speaking of great relevance as a control issue; more important is the massing and form in relation to the adjoining terrace of properties. Nevertheless, if the scheme were entirely new build, the density would work out at around 360 Hab. Rooms per hectare; this is within the density range of 200-400 hab . rooms per hectare as set out in Policy HSG8 of the Revised Unitary Development Plan. Given the High Road location and good public transport accessibility, it is reasonable to have a density at the upper end of the range.

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

The proposal is in character with and retains the architectural characteristics of prevailing development in the vicinity of the area. It is considered that the proposal will not have a significant negative impact on the amenity of the area.

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

The proposal is in scale with prevailing development in the locality and preserves the enclosure of the existing terrace building to the street scene.

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

The proposal follows the established building lines of the existing terrace building and reflects important features in the surrounding buildings. The development will make optimum use of the corner site and won't prejudice satisfactory development of adjoining land

DES 1.9 Privacy and Amenity of neighbours

The proposal will not be unacceptably detrimental to the amenity of adjacent users, residents and occupiers or the surrounding area in general.

HSG 2.1 Dwelling Mix For New Build Housing

The proposal was assessed against the following development standards from Council's Supplementary Planning Guidance 2.3 (SPG 2.3):

- Flat size required = 48m² & 60m²
Proposed = 52m², 61m² & 55m², 61.3m², 81.4 m²
- Living room size required = 12m² & 13m²
Proposed = 19.2m², 16.38m² & 19.2m², 16.4m², 17.9 m²
- Kitchen size required = 5.5m²
Proposed = 6.6m², 8.6m² & 6.6m², 8.9m², 25 m²
- Main B/room size required = 11m²
Proposed = 11.2 m², 12.6m², 15m² & 11.8m², 12m²
- S. B/room size required = 6.5m²
Proposed = 8.5m², 8.3m², 8.6 m²
- Garden provision = 25m²
Proposed = 15m²

The application generally complies with the minimum room and flat size requirements outlined in SPG 2.3. The proposed amenity space is below the required standard as this proposal seeks to erect a single storey rear extension with a floor area of 16 m². It is considered that the proposal will not have any significant negative impact on the amenity of the area and therefore warrants support.

STC 1.7 Shops Outside Local, Town and Metropolitan Centres

Given the existing car showroom at 314 High Road, it is considered that the shop units on the ground floor on the corner of the site will not have a significant negative impact on the amenity of the area.

SUMMARY AND CONCLUSION

The proposal at 314 High Road for the erection of a three storey building, with four stories at the rear and side elevation and conversion of existing upper floors to create 3 x 2 bed and 2 x 1 bed flats at first, second, third floor and roof levels and two ground floor shop units and alteration to elevations, complies with Policies DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; 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'; DES 1.9 'Privacy and Amenity of neighbours'; HSG 2.1 'Dwelling Mix For New Build Housing'; and STC 1.7 'Shops Outside Local, Town and Metropolitan Centres' within the Haringey Unitary Development Plan. It is therefore considered appropriate that planning permission be granted.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/0150

Applicant's drawing No.(s) HAS/00 01, 02 03

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 Section 91 of the Town & Country Planning Act 1990 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. The roof of the proposed single storey rear extension is not to be used as a roof terrace.
Reason: To protect the amenity of the area.
4. Notwithstanding the locations for bin stores shown on the submitted drawings, details of a scheme for the recycling, storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works on site. Such an approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority. The applicant is advised to liaise with Council's Waste Management Team (020 8489 5668) before preparing a proposal.
Reason: In order to protect the amenities of the locality.
5. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing adjoining building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

6. 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.

INFORMATIVE

The new development will require 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 proposal at 314 High Road for the erection of a three storey building and conversion of existing upper floors to create 2 x 2 bed and 2 x 1 bed flats at first and second floor levels and plant hire shop at ground floor level and alteration to elevations complies with Policies DES 1.2 'Assessment of Design Quality (1): *Fitting New Buildings into the Surrounding Area*'; DES 1.9 'Privacy and Amenity of neighbours'; HSG 2.1 'Dwelling Mix For New Build Housing'; and STC 1.7 'Shops Outside Local, Town and Metropolitan Centres' within the Haringey Unitary Development Plan. It is therefore considered appropriate that planning permission be granted.