

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference **No:** **Ward:** Noel Park
HGY/2006/0358

Date received: 21/02/2006 **Last amended date:** N/A

Drawing number of plans: E/101 - E107 incl.; PA/201 - PA/207 incl.

Address: 12 - 14 High Road & Whymark House, Whymark Avenue N22

Proposal: Erection of part 1 / part 2 storey extension at 1st and 2nd floor levels to rear of 12-14 High Road, N22 and at Whymark House, fronting Whymark Avenue, N22. Change of use of 1st and 2nd floors from office to residential to create 6 x one bed, 2 x two bed and 1 x three bed self contained flats with allocated refuse and cycle storage at ground floor level.

Existing Use: Vacant (office) **Proposed Use:** Residential (9 units)

Applicant: Wood Green Investments Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Road - Metropolitan
Tube Lines
Area of Community Regeneration
Metropolitan Centre

Officer contact: James McCool

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site comprises the first and second floors of the property on the southern corner of High Road and Whymark Avenue in Wood Green Town Centre near Turnpike Lane Tube Station. The property's upper floors are currently vacant but were most recently in office use. Planning permission

has recently been granted to amalgamate and extend the existing ground floor retail premises to create a single (large) retail unit.

12-14 High Road consists of a pair of former three storey semidetached Victorian houses which have been significantly extended to the front and rear to extent that buildings now entirely occupy the houses' former gardens. To the front is a single storey addition, which forms part of the ground floor retail space and to the rear is a two storey mid twentieth century addition, formerly is commercial use. Whymark House, an earlier two storey commercial building adjoins to the rear.

An alley providing access to nearby flats and a shop abut the application site to the south. Bounding the property to the north is a single storey warehouse where planning permission has recently been granted to erect a part 3/part 4 storey mixed use scheme. On the opposite side of Whymark Avenue is BHS store, a modern three-storey building.

PLANNING HISTORY

Extensive including

17/03/2005 – Conditional Consent – HGY/2005/2168 – Amalgamation of existing ground floor retail premises and erection of a single storey rear extension to create a single (large) retail unit. Associated works to include the creation of vehicular crossover to Whymark House and alterations to elevations at Whymark House.

28/06/2004 - Conditional Consent - HGY/2004/0911 - Demolition of existing building and erection of part 3 and part 4 storey building comprising 1 x 2 bed and 4 x 1 bed self contained flats on second and third floors and retail (A1)

DETAILS OF PROPOSAL

The application proposes to extend the existing building at first and second floor levels and to change the use of the upper floors of the building to nine residential flats (6 x one bed, 2 x two bed and 1 x three bed)

A second storey would be added to the existing rear addition at 12-14 High Road. An additional floor would also be erected to Whymark House as well as a first floor extension. Fenestration and elevational treatments of the existing structures would be altered to integrate with the proposed extensions.

The flats would be accessed from Whymark Avenue, where an entrance door would lead to an internal stairwell. From this stairwell, most of the flats would be entered via a partially enclosed deck access at the rear of the buildings. Refuse and cycle storage facilities would be at ground floor level adjacent to the entrance. Parking is not proposed

CONSULTATION

LBH – Transportation Group
LBH – Cleansing
LBH – Building Control
Ward Councillors
Wood Green town Centre manager
4 – 26 (even) High Road N22
1st and 2nd Floor Flats 4 – 26 (even) High Road N22
17-35 (odd) Westbury Avenue, N22
1st and 2nd floor flats 17-35 (odd) Westbury Avenue, N22
1-9 (consecutive) 24 Whymark Avenue
14 Shropshire Road

RESPONSES

One neighbour objection has been received on the following grounds:

- Height
- Parking pressure
- It would be out of line with the rest of the street.

LBH – Transportation Group – The proposed development is in an area with high public transport accessibility level and abuts Turnpike lane tube station. It is also with Wood Green CPZ operating from Monday to Sunday between 0800hrs and 2200hrs. We have therefore considered that this development proposal would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location. In addition, the applicant has proposed nine bicycle racks with secure shelter as detailed on Plan No. PA201. Nevertheless, it is deemed that taking into account the site's characteristics, a development of this nature can be dedicated as 'car-free', in line with the Council's emerging policy UDP Policy M6

Consequently, there are no objections on highways and transportation grounds.

No further responses were received.

RELEVANT PLANNING POLICY

National Policy

PLANNING POLICY GUIDANCE 3 - HOUSING

The principal national policy guidance relating to residential development is contained in Planning Policy Guidance Note 3: Housing. This PPG provides guidance on a range of issues relating to the provision of housing. Circular

6/98 *Planning and Affordable Housing* will continue to apply, within the framework of policy set out in this guidance.

PPG3 states that Local planning authorities should:

- plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;
- provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities;
- provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;
- promote improved quality of developments which in their design, layout and allocation of space create a sense of community; and
- Introduce greater flexibility in the application of parking standards, which the Government expects to be significantly lower than at present.

Para 54 suggests that good design and layout of new development can help to achieve the Government's objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas.

Para 61 recommends that local authorities should revise their parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments in locations such as town centres, where services are readily accessible by walking, cycling or public transport.

PLANNING POLICY GUIDANCE 13 - TRANSPORT

Planning Policy Guidance 13 Transport was issued in March 2001. It aims to:

- promote more sustainable transport choices for people and for moving freight
- promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling
- Reduce the need to travel especially by car.

The London Plan

The London Plan has now been adopted and forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

Wood Green is identified in the London Plan as an Area for Intensification in the north London sub-region. Para 2B.10 states, " Opportunities should be taken to redevelop parts of wood Green town centre for high-density, mixed use schemes.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) out of a target for London of 457950 (23000 per year).

UDP Policy

HARINGEY UNITARY DEVELOPMENT PLAN (1998)

- HSG 1.1 'Strategic Housing Target'
- HSG 1.3 'Changes of Use to Residential'
- HSG 2.1 'Dwelling Mix For New Build Housing'
- HSG 2.2 'Residential Densities'
- DES 1.1 'Good Design & How Design Will Be Assessed'
- DES 1.3 'Assessment of Design Quality' (2): Enclosure, Height and Scale and
- DES 1.9 'Privacy & Amenity of Neighbours'
- DES 1.11 'Design of Alterations and Extensions'
- EMP 1.1 'Employment Protection'
- STC 3.3 'Access to Upper Floor Accommodation'
- RIM 1.7 'Designing Out Crime'

SUPPLEMENTARY PLANNING GUIDANCE (2003)

- SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'
- SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'
- SPG12 'Education Needs Generated by New Housing Development'

HARINGEY UNITARY DEVELOPMENT PLAN REVISED DEPOSIT CONSULTATION DRAFT (2004)

- UD2 'General Principles'
- UD3 'Quality Design'
- UD6 'Waste Storage'
- M6 'Car-Free Residential Development'

UD10 'Planning Obligations'
HSG1 'New Housing Developments'
HSG2 'Change of Use to Residential'
HSG8 'Density Standards'
HSG9 'Dwelling Mix'
EMP3R 'Non Employment Generating Uses'

ANALYSIS/ASSESSMENT OF THE APPLICATION

This application proposes to extend the existing building at first and second floor levels and to change the use of the upper floors of the building to nine residential flats (6 x one bed, 2 x two bed and 1 x three bed)

The main issues are:

Appropriateness of Use – The upper floors of the application property were most recently in commercial use and have been vacant for some time. Planning approval HGY/2004/0911 established that residential accommodation would be appropriate at this location. Planning approval HGY/2005/2168 gave consent to create a large retail unit at ground floor level which should preserve significant employment on the application site and maintain active street frontages. It appears unlikely that there would be significant demand for upper floor commercial accommodation in the foreseeable future, therefore the change of use is considered to be appropriate and would comply with Council policies EMP 1.1 'Employment Protection' of the adopted UDP and EMP3R 'Non Employment Generating Uses' of the emerging UDP.

Design/ Appearance – The proposed development would retain all existing structures on the site. These would be extended and altered in a way that would give the property a more coherent appearance. At present the property consists of an amalgam of adjoining structures that have an extremely poor relationship to one another. It is considered that the current proposal would improve the appearance of the property significantly.

Whymark House and the rear addition at 12-14 High Road would gain an additional storey, bringing their height closer to that of surrounding buildings, which are predominantly three to four storeys in height. It is considered that the extended building would reflect the scale and bulk of neighbouring buildings and would enhance enclosure to the street scene at Whymark Avenue. The existing setback to Whymark Avenue would be retained, as would the second floor setback to the original Victorian element thereby breaking up the bulk of the extended building.

The façade of Whymark House would be rendered and the second floor fenestration would match that of the first floor. The fenestration of the rear addition at 12-14 High Road would be changed significantly.

The second floor of this element would be clad in light timber with the lower floors would rendered. The second floor flank wall of the original Victorian element facing Whymark Avenue would be clad in dark timber. There would be no significant changes to the High Road elevation. It is considered that the alterations would improve the architectural character of the building and would be in keeping with the character of the area. The proposal is considered to comply with Council policies DES 1.1 'Good Design & How Design Will Be Assessed', DES 1.3 'Assessment of Design Quality' (2): Enclosure, Height and Scale and DES 1.11 'Design of Alterations and Extensions' of the adopted UDP.

Impact on the Amenity of Neighbours – There are a number of residential flats to the rear of 10 High Road. These flats would experience a moderately increased sense of enclosure however their privacy would be maintained by the proposed privacy screen. The impact on these properties would be no greater than that of the previously approved scheme (HGY/2004/0911). There would be no significant impacts to any other properties. The proposal is considered to comply with Council policy DES 1.9 'Privacy and Amenity of Neighbours'

Standard of Accommodation – The proposed flats would provide a good standard of accommodation. Although the floor area of some units would come just under the relevant Council standard, the flats would be well laid out and all rooms would be of adequate size with satisfactory outlook and light. The accommodation is appropriately stacked and arranged to minimise noise transmission between flats. Access to the flats would be by means of a deck to the rear. While this is not ideal, it is considered necessary given the constraints of the site.

Dwelling Mix – Two thirds of the units would be one bedroom units. While this is a higher proportion than what would be normally encouraged, it is considered to be appropriate in this instance. The application site is situated in a busy town centre location and is not particularly suited to the provision of a significant number of family units. The provision of three family units is considered appropriate. The proposal is considered to comply with HSG 2.1 'Dwelling Mix for New Build Housing'

Density – The proposed residential density is appropriate for a town centre location. The proposal complies with Council policy HSG8 'Density Standards' of the emerging UDP

Amenity Space – Two of the first floor flats would have private terraces on the roof of the ground floor retail unit. These would be surrounded by 1.6m high privacy screens. A communal terrace of 65m² would be provided for the remaining flats. The proposed amenity space provision is considered to be appropriate given the constraints of the application site

Parking/ Servicing/ Refuse – No car parking spaces are to be provided. The application site is situated in an area with high public transport accessibility which is designated a controlled parking zone. It is an ideal location for a Car Free development. The proposal fulfils the requirement of Council policy M6 'Car-Free Residential Developments of the emerging UDP. The applicant has proposed nine bicycle racks with secure shelter as detailed on Plan No. PA201

A small off-street service area is provided within the site. However, the site benefits from a long road frontage in Whymark Avenue which is also relatively wide which will allow for the loading and unloading of vehicles without prejudicing the free flow of traffic in the area. The scheme provides refuse storage area near to the access for the development.

Affordable Housing - HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing. The proposed development details 9 units and as such the provision of affordable housing is not required.

Education & S106 Agreement - Under the terms of Circular 1/97 Planning Obligations, and in line with Supplementary Planning Guidance Note 10, The Negotiation, Management and Monitoring of Planning Obligations, it is appropriate for Local Planning Authorities to seek benefits for the surrounding area appropriate to the size of and scale of the development. The Council therefore proposes to enter into an agreement under S106 of the Town and Country Planning Act 1990 to provide the following benefits as part of the proposal. These are principally:

The proposed development is made up of six 1 bedroom units, two 2 bedroom units and 1 three bedroom unit and would result in a total 9 of residential units with a total of 13 bedrooms.

An education contribution of £23,009.22 in accordance with the formula in SPG12

6 x 1 bedroom flats = 0.612 children
2 x 2 bedroom flats = 0.986 children
1 x 3 bedroom flats = 1.112 children

Total = 2.71 children

Primary contribution: $2.71 / 16 \times 7$ (number of years of primary education) = 1.185625

$1.185625 \times £10,378.00$ (three year average amount of DfEE primary funding 05/06) = £12304.42

Secondary contribution: $2.71 / 16 \times 5$ (number of years of secondary education) = 0.846875

$0.846875 \times \pounds 16,297.00$ (three year average amount of DfEE secondary funding 05/06) = $\pounds 10704.80$

$\pounds 12304.42 + \pounds 10704.80 = \pounds 23,009.22$

Total Contribution = $\pounds 23,009.22$

The applicant will need to enter into an agreement to contribute $\pounds 23,009.22$ to education facilities in line with the requirements of Supplementary Planning Guidance 12.

SUMMARY AND CONCLUSION

The site has previous approval for complete redevelopment. The current proposal seeks to retain the existing structure on the site to provide nine flats at first and second floor level. Generally the proposed scheme meets current national & regional guidelines and local policies in the UDP. The proposal would significantly improve the appearance of the existing building and will contribute towards the Boroughs strategic housing target.

RECOMMENDATION

The Sub Committee is recommended to **RESOLVE** as follows:

1. That planning permission be granted in accordance with planning application no. HGY/2006/0358, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended). The Agreement or Agreements are necessary in order to secure the provision an education contribution. Under the guidance contained in SPG 8.2, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of $\pounds 23,009.22$ toward local education facilities. Plus an administrative charge of $\pounds 1150.46$ ($5\% \times \pounds 23,009.22$) for cost recovery, giving a total figure of $\pounds 24,159.68$.

2. That the Agreement referred to in Resolution (1) above is to be completed no later than 05/05/06 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and

3. That in the absence of the Agreements referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the planning application reference number HGY/2006/0358 be refused for the following reason:

The proposal fails to provide an education contribution in accordance with the requirements set out in Supplementary Planning Guidance 12 'Educational Needs Generated by New Housing Development' attached to the emerging Haringey Unitary Development Plan.

4. That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2006/0358 & applicant's drawing Nos. E/101 - E107 incl.; PA/201 - PA/207 incl.

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. 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 description of the privacy screen in the application, no development shall be commenced until precise details of the privacy screen 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.

5. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

INFORMATIVE: The residential units are defined as 'car free' and therefore therein 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.

INFORMATIVE: The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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 1380) to arrange for the allocation of a suitable address.'

INFORMATIVE: The new residential units would benefit from the enhanced security standards detailed in the 'Secured By Design Scheme' (www.securedbydesign.com). The Crime Prevention Department can meet with the architect or client to discuss security measures and 'Designing Out Crime'. Our advice is given free of charge with the aim of preventing the future users of the building from becoming victims of crime. It is the mission of the Metropolitan Police to work together with partners and citizens for a safer London. We can be contacted on 0208 345 2164. The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community.

REASONS FOR APPROVAL

The Council has had regard to the development plan (in particular Policies HSG 1.1, HSG 1.3, HSG 2.1, HSG 2.2, DES 1.1, DES 1.3, DES 1.11, EMP 1.1, STC 3.3 & RIM 1.7) and to other material planning considerations. The proposal is substantially in accordance with the development plan.

