

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/2159

Ward: Tottenham Green

Date received: 23/11/2005

Last amended date: N/A

Drawing number of plans: No number.

Address: 24A Birstall Road, N15

Proposal: Erection of a two storey building comprising 4 x 1 bed and 4 x 2 bed self contained flats.

Existing Use: Vacant Light Industrial Building

Proposed Use: Residential

Applicant: Pure Linen (Holdings) Ltd.

Ownership: Pure Linen (Holdings) Ltd.

PLANNING DESIGNATIONS

ROAD – BOROUGH
RIM 1.2 UPGRADING AREAS IN GREATEST NEED

Officer contact: Brett Henderson

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The subject site is located at 24A Birstall Road and contains a vacant two-storey light industrial building, which is located in a predominantly residential, two-storey terraced area within close proximity of Seven Sisters Station. The eastern side of the site borders a railway line and an ecological corridor.

The subject site area is in a central location close to the Seven Sisters Town Centre and has an area of 0.0302 hectares.

PLANNING HISTORY

28/09/93 – Granted – 46868 – Use of the premises for class B1 (Light Industrial) purposes.

10/05/2005 – Refuse – 2005/0127 – Demolition of existing buildings and erection of a 2 storey building comprising 4 x 1 bed and 4 x 2 bed self contained flats and 2 x 1 bed houses.

This application has changed from the refused application above through the removal of the 2 x 1 bed houses.

DETAILS OF PROPOSAL

The proposal is for the demolition of existing building and erection of a two storey building comprising 4 x 1 bed and 4 x 2 bed self contained flats.

The proposal will have a maximum height of 8.5 metres and a length of 18 metres with a depth of between 8.5 metres and 8 metres.

No car parking is provided on site.

CONSULTATION

Transportation Group
Waste Management
Building Control
Ward Councillors
Scientific Officer
Network Rail
20-24 (e) Birstall Road, N15
23-51 (o) Birstall Road, N15

RESPONSES

Transportation – No objection – Informative:

- (i) The residential units are defined as 'car free' and therefore no residents 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.*
- (ii) 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.*

Scientific Officer – No objection – Condition:

*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: To protect the health of future occupants of the site.*

Waste Management – No objection

Network Rail – No objection

Building Control – No objection

Ward Councillors – No comments

Adjoining residents and occupiers – No objection

RELEVANT PLANNING POLICY

National Policy Background

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:

- 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.

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 was adopted in February 2004 by the Greater London Authority 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.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19,370 additional 'homes' (970 per year) out of a target for London of 457,950 (23000 per year).

The London Plan also sets out density targets for residential development in London. Various ranges are specified. Of particular relevance to this site - central sites close to transport corridors with a high accessibility index proposed for flatted development may have a range of 650-1100 hrh.

Local Policy Background

Current Unitary Development Plan 1998

HSG 1.1 Strategic Housing Target

Sets out the Council's strategic housing targets based on central government advice.

HSG 2.1 Dwelling Mix For New Build Housing

The Council will normally expect all new development to include a mix of housing types to cater for both family and non-family households.

HSG 2.2 Residential Densities

In considering applications for residential development (including redevelopments, conversions and mixed-used schemes) the density of the development should normally be in the density range of 175 hrh - 250 hrh. This policy has been superseded by the London Plan and the Emerging Unitary Development Plan which reflects the requirements of the London Plan

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.

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.

DES 1.8 Landscaping and Trees in Development Schemes

The Council will require developments to be appropriately landscaped to provide a suitable and pleasant setting for the proposed development.

DES 1.9 Privacy and Amenity of Neighbours

Seeks to protect the reasonable amenity of neighbours.

TSP 1.1 Transport and New Development

All development proposals will be assessed for their contribution to traffic generation and their impact on congestion and against the present and potential availability of public transport and its capacity to meet increased demand.

TSP 7.1 Parking for Development

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

RIM 1.2 Upgrading Areas in Greatest Need

Council will give priority for public and private sector investment in regeneration projects.

Emerging Unitary Development Plan – Revised Deposit September 2004

HSG1 New Housing Developments

The Council will increase the supply of housing in the Borough in order to meet targets.

HSG8 Density Standards

Reflects the advice in the London Plan and increased densities.

HSG9 Dwelling Mix

Requires that the dwelling mix meet the Council's housing requirements.

UD1A Sustainable Design and Construction

This policy is concerned with the environmental/natural resource aspects of sustainable development.

UD2 General Principles

New development in the Borough should complement the existing pattern of development.

UD3 Quality Design

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

UD 10 Planning Obligations

The Council, where appropriate, will enter into Planning agreements under section 106 of the Town and Country Planning Act.

EMP3R Non Employment Generating Uses

Requires that a change of use of land from an employment generating use meets certain stringent requirements which demonstrate that an employment generating use on the land is no longer viable.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues created by the proposal are i) the principal of the residential use of the land, ii) density, iii) size, bulk and design, iv) privacy and overlooking, v) access and parking, vi) contributions. Each of these issues is discussed below.

Principle of Residential Use

No evidence has been submitted to demonstrate that the subject site is no longer commercially viable for light industrial purposes. However, the site is in the middle of a residential area and is considered a suitable location for residential development. Furthermore, the Planning Enforcement records identify that the site has been occupied by squatters since 2005 and has not contained an employment generating use for some period of time. The applicant will be required to pay a contribution of cash in lieu payment for the employment not provided on site.

The London Plan sets housing targets for Local Authorities for the period up to 2016. The target for Haringey is 19,370 additional 'homes' (970 per year). These targets are generally reflected in Unitary Development Plan policy HSG 1.1 'Strategic Housing Target'. This development will contribute toward the Council meeting its target.

PPG 3 and the London Plan encourage the residential development of brownfield sites. The pressure of land for new housing in the Borough means that brownfield sites such as this one are increasingly considered for housing development. In the Borough's tight urban fabric the

opportunities for an acceptable form of this development are increasingly limited as the available sites decrease. Policy DES 1.9 'Privacy and Amenity of Neighbours' recognises this pressure and seeks to provide an appropriate level of development for these sites which ensures that existing amenity is not harmed. In this case, the proposed development has been designed to fit in without compromising the Council's standards of distances between houses or having an unduly overbearing affect on the neighbouring properties.

Density

Policy HSG 2.2 'Residential Densities' sets out the density range for the Borough. PPG3 recommends that more efficient use be made of land by maximising use of previously developed land. It recommends that Local Authorities "*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*" This advice supersedes the housing density policy in the adopted Unitary Development Plan which is currently under review. The London Plan also sets higher densities for development in urban areas. The London Plan recommends a density range of 650-1100 hrh for flatted developments in central locations with a high accessibility index rating such as this one. The Unitary Development Plan sets a density range of 175 – 250 hrh. The densities allowed in the emerging Unitary Development Plan reflect more closely with the densities set out in the London Plan.

Applying the method of calculation set out in Supplementary Planning Guidance Note 2.2 Residential Densities, this scheme has a density of 795 hrh based on a gross residential site area of 0.0302 hectares. This density is considered to be appropriate in this location and is in line with the ranges set out in the London Plan. The density marginally exceeds the maximum density of 700 hrh prescribed in draft Haringey UDP policy HSG 8. However, given the central location and the fact that the development matches the prevailing development in the vicinity, the proposed density is considered acceptable.

Size, Bulk and Design

Policies DES 1.1 'Good Design and How Design Will Be Assessed'; DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; and DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing' require that new buildings are of an acceptable standard of design and fit in with the surrounding area.

The proposed building is 2 storeys in height, which reflects the height of the surrounding two storey terrace dwellings. The proposal respects and assimilates with the prevailing development in the area. It is considered that the development will not have an adverse affect on any adjoining property. In fact it will have a positive regenerative impact on the streetscape and the amenity of the area.

Policy HSG 2.1 'Dwelling Mix For New Build Housing' requires a mix of unit sizes to provide some family, (i.e. over 1-bed), units. This scheme proposes 4 two bedroom flats and 4 one bedroom flats, which generally meet the flat size and room size requirements of Supplementary Planning Guidance Note 2.3 'Standards for New Build Residential Development'.

No landscaping details have been provided. A condition will be attached requiring a landscaping scheme to be submitted and approved prior to any works commencing on site.

Privacy and Overlooking

Policy DES 1.9 'Privacy and Amenity of Neighbours' seeks to protect the existing privacy and amenity of neighbouring occupiers. In this case, the proposed buildings meet the requirements of Policy and will not therefore result in loss of privacy from overlooking.

It is considered that there will be no significant loss of sunlight and daylight to any adjoining property as a result of the development. The proposal will not be unacceptably detrimental to the amenity of adjacent users, residents and occupiers or the surrounding area in general.

Access and Parking

Council's Transportation Group have not objected to the proposed car parking free development, because of the site's close proximity to Seven Sisters Station and the variety of bus links in the vicinity.

Contributions

Education - Supplementary Planning Guidance Note 8.2 Education Needs Generated by New Housing Development requires the applicant enter into a legal agreement with the Council to provide a financial contribution towards the impact of the development on local education provision. The Guidance recognises that all, new development, with 5 or more units with children bed spaces are likely to have an impact. The Guidance sets out a formula for assessing the contribution based on figures provided by the Department of Education and Science of the cost of school places. This report recommends that a contribution is required for this development through a legal agreement should Planning permission be granted. The applicant is required to contribute a sum of £22,852.90.

Employment – The contribution is cash in lieu payment for the employment not provided on site of: £15,000.

Cost Recovery – £1,892.65

Total Contribution – £39,745.55

SUMMARY AND CONCLUSION

The proposed development is of a type and scale which is appropriate to this location. Whilst a relatively high density is proposed, the scheme meets the relevant policy requirements for sites of this type as well as being in line with general national policy and guidance which encourages Local Planning Authorities to approve higher density schemes.

The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight as the distances between the proposed buildings and the existing properties surrounding the site meet the Council's guidelines. The design approach is modern which fits in with the surrounding area.

Planning permission is therefore recommended subject to a legal agreement and conditions.

RECOMMENDATION 1

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

- (1) That Planning permission be granted in accordance with Planning application no. HGY/2005/2159, 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) in order to secure a contribution of £22,852.90 toward educational facilities within the Borough, a contribution of £15,000 in lieu of the employment not provided, and a contribution of £1,892.65 toward cost recovery.

That, following completion of the Agreement referred to in resolution (1), Planning permission be granted in accordance with Planning application reference number HGY/2005/2159.

RECOMMENDATION 2

GRANT PLANNING PERMISSION

Registered No. HGY/2005/2159

Applicant's drawing Nos. No number

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 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. Notwithstanding Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls 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 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, either existing or 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 Planning 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. 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. An enclosure for 8 x 240 litre dustbins and 8 green recycling boxes in accordance with guidance issued by the Local Planning Authority shall be provided prior to occupation of the building. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to any works commencing on site.
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.
7. That not more than 8 separate flats shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.
8. An enclosed shelter accommodating 3 bicycle parking spaces in accordance with guidance issued by the Local Planning Authority shall be provided prior to any works commencing on site. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to any works commencing on site.
Reason: To provide an alternative mode of transport to residents, which will reduce traffic and parking demand.
9. 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: To protect the health of future occupants of the site.
10. The proposed development shall have no more than 2 central dishes/aerial systems for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to works commencing on site and the approved scheme shall be implemented and permanently retained thereafter.
Reason: In order to protect the visual amenities of the neighbourhood.
11. 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.

INFORMATIVES

- (i) 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'.
- (ii) 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.

- (iii) The residential units are defined as 'car free' and therefore no residents 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.

REASONS FOR APPROVAL

The proposal at 24A Birstall Road, N15 for the erection of a two storey building comprising 4 x 1 bed and 4 x 2 bed self contained flats complies with Policies HSG 1.1: 'Strategic Housing Target'; HSG 2.1: 'Dwelling Mix For New Build Housing'; HSG 2.2: 'Residential Densities'; DES 1.1 'Good Design and How Design Will Be Assessed'; 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 1.8 'Landscaping and Trees in Development Schemes'; DES 1.9 'Privacy and Amenity of Neighbours'; TSP 1.1 'Transport and New Development'; TSP 7.1 'Parking for Development'; RIM 1.2 'Upgrading Areas in Greatest Need' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.