

1. SITE AND SURROUNDINGS

- 1.1 The application site is a triangular shaped, backland site, measuring 0.1 ha in size enclosed by Station Road to the south and Barratt Avenue to the north. Properties No's 1-17 Barratt Avenue back onto the application site. Barratt Avenue is a quiet residential street that connects Park Avenue to the north with Station Road to the south-west and provides access to St Paul's Primary School, which is positioned between properties at the bend on this road. The street is lined with uniform Victorian terraces of rich red brick with small front gardens.
- 1.2 Along Station Road properties No's 108 to 124 back onto the application site. These properties form a terrace of two storey Edwardian properties which have been variously altered over the years. The properties are constructed of red brick with slate roofs and have decorative ceramic motifs between ground and first floor level. Station Road is a wide and busy road that bisects the southern section of the conservation area. The road creates a distinction between the Edwardian properties fronting most of the northern side of the road and the open and green nature of Wood Green Common to the south of the road.
- 1.3 The plot is flanked by the rear garden fences of these adjoining terraces and consists of an outbuilding/ large garden shed located along the western boundary of the site. The site has a vehicular and pedestrian gated entrance from Barratt Avenue. The site slopes up slightly from the entrance towards the western boundary of the plot. There are no existing trees on the site, just small vegetation and bushes. There is an existing brick wall to the western edge of the site dividing it from another plot of open land containing some structures.
- 1.4 Wood Green town centre is located approximately 350 metres to the east of the site. The site is within walking distance of Wood Green tube station and Alexandra Palace train station. The application site fall within Wood Green Common Conservation Area

2. PLANNING HISTORY

HGY/1991/0486 - Replacement of existing roof to warehouse building with revisions to height and slope. – Refused 04/11/1991

HGY/1991/0558 - Approval of details - wall covering materials. (Application HGY/42238 Condition 2) – Approved 16/10/1991

HGY/2007/0095 - Retrospective application for existing garden shed – Approved

HGY/2010/0490 - Erection of 3 bedroom bungalow – Withdrawn 04/08/2010

3. PROPOSAL

3.1 The proposal is for the erection of single storey 3 bedroom dwellinghouse with green roof and associated landscaping following the removal of the existing structure on site.

4. RELEVANT PLANNING POLICY

4.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 5: Planning for the Historic Environment

4.2 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)
Policy 4B.5 Creating an inclusive environment
Policy 4B.8 Respect local context and communities
Policy 4B.12 Heritage conservation

4.3 Unitary Development Plan

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD2 Sustainable Design & Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
ENV6 Noise Pollution
ENV7 Air, Water and Light Pollution
HSG1 New Housing Development
HSG2 Change of Use to Residential
HSG9 Density Standards
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines
CSV1 Development in Conservation Areas

4.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
SPG2 Conservation and Archaeology
'Housing' SPD October 2008
SPG3c Backlands Development
SPG8b Materials
SPG8e Light Pollution
SPG9a Sustainability Statement

5. CONSULTATION

| Internal | External |
|--|---|
| Transportation Group Cleansing Building Control Conservation Team Ward Councillors | <u>Amenity Groups</u> Avenue Gardens Residents Association London Fire Brigade <u>Local Residents</u> 106A,106B 106-138 (e) 110A 110B,120A, 120B, 124A, 124B,128A,128B,130A, 130B,138A,138B Station Road N22 1-6(c) Crescent mews, N22 7GG 1-27(o),2-42(e); 23A, B, 4A,B, 12A,B,13A, B; 28A, B;34A,B Barratts Avenue, N22 59-69(o) 59A,B; 63A,B Park Avenue N22 <u>Total No of Residents</u> <u>Consulted: 95</u> |

6 RESPONSES

London Fire and Emergency Planning Authority

- 6.1 It is unclear from the plan provided whether a fire appliance has access to within 45m of all points within the dwelling house, if this is not the case then domestic sprinklers should be installed to the appropriate British Standard to overcome this issue.

Thames Water

- 6.2 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to round, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- 6.3 There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair

and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

- 6.4 Water Comments - On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Building Control

- 6.5 The proposed works as shown, as with the previous submission, do not show compliance with Requirements B1 and B5 of the Building Regulations 2000 as amended, with regards to the means of escape and fire brigade access.

Transportation

- 6.6 The application site is located within the Wood Green Outer controlled parking zone, which operates Monday to Saturday between 8:00am – 6:30pm and provides a good level of on-street car parking control. The site has a high PTAL level of 6 and is situated within easy walking distance of Wood Green underground station. The site is also within walking distance of the Wood Green bus interchange which provides access to a number of local bus services.
- 6.7 It is likely that the potential occupiers of this residential development would utilise sustainable modes of transport to travel to and from the site. Furthermore, it is noted that the site currently has an off-street parking space, which accords with Haringey Council parking standards as set out in the adopted UDP (2006).
- 6.8 However, there is a concern regarding the existing gate, which is erected across the site entrance. Although the information supporting the application states that the gates open inwards, observations made at a recent site visit indicated that this may not be the case. This feature has the potential to cause hazard and inconvenience to pedestrians. Should the planning authority be minded to grant approval it will be necessary to ensure that the gates are hung so that they do not open outward across the public footway.
- 6.9 Furthermore, the width of the access is not wide enough to cater for fire appliances. However, the installation of a fire hydrant would address this issue. It is unlikely that the above proposal will have any significant impact on traffic levels or parking demand within the locality of the site. Subject to the imposition of the following conditions the transportation authority would not wish to raise an objection to the above

development proposal:

1. The proposed gates shall open inward towards the property frontage (i.e away from the adjacent footway). Reason: To prevent any obstruction to the movement of pedestrians along the adjoining footway.
2. The applicant provides a fire hydrant approved by the fire service on site.

Cllr Meehan

6.10 "I am aware of a number of objections to this planning application which I agree with, I am concerned particularly about.

1. Access to the proposed development: As there is one parking space that prevents access for emergency vehicles. These cannot get through due to narrowness. So in my opinion there is a Health and Safety issue.
2. Neighbours are also concerned about security to their properties. A development would make them vulnerable. Has a check been made with the Police as regards designing out crime?
3. This is a back land development which neighbours feel to be inappropriate in a conservation area. Just to re-affirm that residents have not changed their minds since the last consultation a few months ago. If officers are minded to approve this application, can I suggest it goes to Planning Sub-Committee for decision."

Local Residents

6.11 Letters of objection have been received from the residents of the following properties: No's 1, 67, 69 Park Avenue, No's 1, 9, 11, 13a, 15, 21, 22 Barratt Avenue and No's 124, 128 Ground floor 128 Station Road. The objections received have been summarised as follows and are on the grounds that:

- the development will have an adverse impact on the character and appearance of the Conservation Area;
- the proposal will be out of keeping with all the surrounding Victorian and Edwardian terraces;
- the development is against UDP policy CSV1 paragraph b to recognise and respect the character and appearance of Conservation Areas and SPG3c Backlands Development paragraph 7.3 specifically which presumes against such development on open green space in conservation areas;
- the proposal will destroy a pleasant green area and result in the loss of trees within a designated conservation area;
- light pollution, visual intrusion and loss of privacy to existing residents,
- invasion of privacy/ noise from open windows;
- the large glass areas of roof and the open plan nature of the living accommodation will result in light pollution;
- too close to existing dwellings - nearest habitable rooms in neighbouring properties are only 12m from the development;
- proposal will affect the outlook/ view from 19 properties;

- the proposal will fill the entire western end of the existing garden and provide no buffer of a garden of its own between it and adjoining properties;
- If the development goes ahead it would restrict development by houses abutting it;
- impact on wildlife and plants on the site;
- use of proposed parking space will completely block access to the site by emergency vehicles of any kind;
- the development is unsafe in terms of access for fire appliances/emergency vehicles;
- the proposed development will reduce security of surrounding houses, offering access to 13 neighbouring gardens;
- increased parking pressure in the CPZ area which already has problems with St Paul's staff having permits to park on the road;
- insufficient space for a dwelling - the same piece of land was subject to an official inquiry during the late 1950s in which an inspector refused the application.

6.12 18 Signed letters of petition has been received which outline objections on the grounds of (1) backland development, (2) privacy, aspect and outlook, (3) light pollution, (4) access and safety ground.

Avenue Gardens Residents Association

6.13 Object to this application on the following grounds;

Principle - The AGRA objections are focussed on 4 main issues:

- Backland development and the adverse impact on the character and appearance of the Conservation Area
- Access problems for fire and other emergency vehicles
- Negative security impacts for an exceptionally large number of neighbouring dwellings
- Loss of amenity to neighbouring dwellings and to the Conservation Area

Backland Development

6.14 The site of the proposed development is in the Wood Green Conservation Area, CA10. The site is currently in use as gardens, and has been heavily vegetated for many years. The site forms part of a green area that runs between Station Road and Barratt Avenue that is contiguous with and links the planted rear gardens of the two streets. The green openness defines the character of the space.

6.15 The site makes a positive contribution to the character and appearance of the Conservation Area. The floor area of the proposed building is 153 m², out of a total site area of 320 m². The building will therefore take up 48% or almost half the site. The area of garden removed from this backland site will detract from the character and appearance of the CA. The positive contribution the site makes to the character of the CA will be removed.

- 6.16 The development is against UDP policy CSV1 para b, to 'recognise and respect the character and appearance of Conservation Areas', and SPG3c Backlands Development para 7.3 specifically presumes against such development on open green backland space in conservation areas. The proposal is against UDP policies, PPS5 (March 2010) and SPG guidance.
- 6.17 The applicant proposes building right up to the boundaries of the site on 2 sides, and to 1.5m of the boundary on a third, effectively providing no space or green area around the building on 3 sides. The building will be at the boundary garden areas of the nine houses that abut the building. An exceptional number of neighbour boundaries are affected.

Access

- 6.18 The front perimeter of the projected building footprint lies some 39m from the curbside in Barratt Avenue. This front perimeter represents only 11% of the building perimeter. The furthest point of the projected building footprint lies 55m from the street.
- 6.19 The distance from the access point of the site to the building is a very long reach, and the most easily accessible perimeter of the building is a very small part of the total building footprint. Guidance SPG7a cannot be satisfied in respect of access by fire appliances. The proposed development is unsafe.
- 6.20 The maximum site width at the pavement is 3m, and narrows to a chokepoint of 2m a very short distance into the site. The minimum width required for access by fire appliances is 3.7m (SPG7a Vehicle and Pedestrian Movement, page 11, para 9.2). The access is thus too narrow to permit fire appliances to approach the development more closely, and is therefore unsafe.
- 6.21 In addition, the development proposes to locate a parking space at the entrance to the site. With a car parked at the access point, access to the interior of the site is completely blocked. No Emergency Services vehicles of any kind could effect entrance to the site or approach to the building through the site in this event. The proposal is thus against UDP policy UD4 Quality Design. 12. It should also be noted that the footway visibility required by SPG7a, page 3, para C2 is not achieved in the proposed access arrangements

Security

- 6.22 The development will reduce the security of surrounding houses: the application proposes a long, almost hidden approach, 40m long, to the building, past the back of existing houses and offering access to 13 neighbouring rear gardens. This is incompatible with designing out crime and the fear of crime, and is thus against UDP Policy UD4, bullet 1.
- 6.23 The height of the proposed development is so low that access to the gardens of neighbouring dwellings could be easily achieved by climbing the walls of the

building. The security of neighbouring dwellings would be reduced. The proposed 1.5m gap between building and boundary fence along one side decreases the security of the dwellings abutting this boundary even further.

Privacy, Aspect and Outlook

- 6.24 The applicant proposes building directly to the boundaries of the site. The nearest habitable rooms in adjacent dwellings are only 12m from the habitable rooms of the development. The upper storeys of neighbouring houses are well within the 20m recommended separation of neighbouring habitable rooms required by the Haringey Housing SPD October 2008, para 8.21. Habitable rooms of neighbouring dwellings with their windows will be clearly visible from within the development, and by visitors coming and going to the development; the privacy of many will be compromised.
- 6.25 The proposed development is so close to existing dwellings that the privacy and outlook from existing houses and gardens will be affected. This is against SPG3c, page 3 para 5.1 bullet 2.

Layout

- 6.26 The only means of escape from the building in case of fire is past the kitchen area of the building. All the bedrooms exit via the kitchen. This is contrary to Building Regulations and is poor design with respect to layout, contrary to UDP policy.
- 6.27 It is proposed that the outside of the building be timber clad. The building is proposed to be built to, or very near to, the boundaries and the timber cladding thus presents a fire hazard to neighbouring properties. This will impact on nine adjoining dwellings. This proposal is also contrary to Building Regulations and is poor design contrary to the UDP.

Light Pollution

- 6.28 The proposal includes skylights and a central glazed space. In effect, the new dwelling will be a glazed box in the middle of the site. This arrangement will cause a light pollution nuisance to neighbouring properties: illumination will affect neighbours' first floor windows and the aspect of the neighbouring dwellings at night.
- 6.29 External light fittings are proposed, including permanent dawn to dusk forecourt lighting to illuminate the long route through the site. Such illumination is out of character with the Conservation Area; it would erode the character of the Conservation Area and its night time atmosphere of quietitude. Unwelcome light such as this will impact adversely on the amenity of neighbours and the Conservation Area, against the Council's adopted policies.

Other points

6.30 The proposed roof cross-section shows roof drainage to be to the outside of the site. Maintenance of rain water guttering and drainage will only be possible via access to the gardens of a large number of other dwellings. This is not good design. The design statement asserts at para 3.02 and 4.03 that all rooms are at the same level, and thus wheelchair accessible. This is contradicted by the drawings which show that the kitchen and one bedroom are two steps down from the rest of the ground floor. AGRA notes that this application is substantially the same as application HGY/2010/0490, which was withdrawn by the applicant prior to determination by the planning authority. The substance of the objections to this application and its problems are essentially the same as to the previous application.

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1 This application follows on from a similar application (LPA Ref: HGY/2010/0490) for the erection of 3 bedroom bungalow which was withdrawn arising from concerns raised by Officers associated with its layout and impact on the amenities to adjoining residents. The main issues in the determination of this application are considered to be:

- Principle of development;
- Design, form & layout;
- Impact on the character and appearance of the Conservation Area
- Impact on residential amenity;
- Impact on trees;
- Access & parking.

Principle of development

7.2 The Council have specific policy considerations in regards to backland development as outlined in SPG3c. This SPG states that permission will only be granted for development scheme where they meet all the appropriate standards. The SPG states that density standards will not generally apply to backland sites and that privacy and outlook from existing housing will be carefully considered. The SPG states that regard will be given to the number of trees, on site, the value of those trees and also impact, including the cumulative effect of the loss of habitat/biodiversity. This SPG states that careful consideration will be give design issues and use of landscaping to integrate the new development into the local context.

7.3 Paragraph 7.3 of SPG3c states that the Council will normally refuse planning permission on undeveloped open green backland space in conservation areas because of the positive contribution such spaces make to the character and appearance of conservation areas. Paragraph 7.4 of the guidance goes onto state that on previously developed backland sites, well designed new development may be acceptable provided it:

- promotes the greening of the environment;

- is limited to one or two storeys;
- does not have an adverse impact on views into, across and within the site;
- is compatible with the established character of uses in the area;
- respects the established pattern of development in the area in so far as this can be achieved on a backland site.

7.4 The site in question is not a protected open space for nature conservation/ ecological value and is a separate piece of land which is enclosed and fenced off from the gardens of the adjoining properties and currently contains an outbuilding/ summerhouse. The historical OS map shows that the site previously contained a structure which sat in a similar position to the current outbuilding, but set in from the boundaries with the adjoining properties. The history and use of this site is not very clear however in the information submitted with the application it is believed that this piece of land and the piece of land next to it was a mews in between Station Road, Barratt Avenue and Park Avenue, referred to as 1-6 Crescent Mews. The western section of this larger triangular shaped site formed by the positioning of three roads contains a number of small constructions in the form of warehouses. The conservation area appraisal refers to a small attractive Victorian outbuilding constructed from yellow stock brick with a prominent shaped gable on this site.

7.5 As the site currently and previously contained a structure and in addition because the site has never been the rear gardens to properties on Station Road and Barratt Avenue, the revisions to PPS3 'Housing' of June 2010 which takes garden sites outside of 'previously developed'/ 'brownfield land' and now reclassifies them as greenfield land is not significant material consideration in this case. This change to PPS3 is intended to remove the in-built presumption in favour of development of garden sites, which was applied to all 'brownfield' land under the previous version of the guidance. It is important to note however that this reclassification does not mean that development on garden sites is now prohibited. Planning permission can still be granted on suitable 'greenfield sites', where residential amenity and other planning considerations can be addressed.

7.6 In a recent appeal decision for a site in Muswell Hill at 1 Parham Way which abuts the rear gardens of properties on Grove Avenue and Rosebery Road and which would have involved the demolition of the existing bungalow on site and the erection of a part 2, part 3 storey development of 4 houses, a Planning Inspector stated that there is nothing in the revisions to PPS3 "which precludes the development of this site in principle; PPS3 continues to advise that efficient and effective use of land is sought and that housing development should be well integrated with, and complement, neighbouring buildings and the local area more generally in terms of scale, density, layout and access".

7.7 As the application site does not form part of a protected open space and given the proposal won't affect the character and appearance of the conservation area, the principle of residential use on this site is considered to be acceptable.

The site is surrounded by residential uses and is within a broader residential area and is designed to meet the criteria set out in para. 7.4 of SPG3c (outlined above).

Design, Form & Layout

- 7.8 The proposed structure will be a single storey and will be located long the western boundary of the site and will abut the boundaries of No's 120 -124 Station Road. Along the northern boundary the site will be pulled away (1.5m) from the boundary with No's 11 -17 Barratt Avenue (expect at one point). The dwelling will be irregular in shape reflecting the shape of the site and the fact that it tapers along the boundary with adjoining gardens. The building will have a small central courtyard area/ lightwell with living space to one side and bedrooms to the other. The windows to this dwelling will have an east or west facing aspect.
- 7.9 The building will have timber framed windows and be clad in timber so that it will blend into its surroundings. In addition the building will have an extensive green/ sedum roof. A central section of the roof above living room accommodation will have an elevated section to provide additional light. The elevated section of glazing will be west facing and will be glazed with translucent photovoltaic panels, allowing the sunlight inside the liveable spaces, while using that energy to cover part of the building's energy needs.
- 7.10 Along the southern boundary the structure will barely exceeds the height of the boundary fences (1.8m) and will slope inwards. This section of the roof closes to these properties will have a sloping roof with some photovoltaic rooflight panels. It is stated that panel finishes will be chosen to avoid glossy elements.
- 7.11 The rest of the site will be landscaped and will include a pavement (permeable block paving scheme) to allow access the building from the street. The proposed new dwelling will benefit from a large front garden that will exceed the Council's minimum amenity area requirement of 50sqm for a family size dwelling.
- 7.12 The overall height and mass of the building has been minimised by positioning the elevated section with a clerestory style window towards the centre. The single storey building will largely have a sedum green roof, therefore softening it appearing when viewed from the first floor windows of properties. Overall the building form, detailing and associated materials are considered to be acceptable and will respect the open nature of the site.
- 7.13 The residential unit will have a gross internal floorspace of approximately 115 sq.m and therefore meets the floorspace minima for a three-bedroom dwelling as set out in the Council's Housing SPD.
- 7.14 The house is designed to comply with Part M of the Building Regulations in terms of access. Part of the house will sit two steps lower than the rest. Level access with the front garden area and the main front entrance will be achieved.

- 7.15 The building will be designed to be highly energy efficient and will be insulated to exceed the requirements of Part L of the Building Regulations. All glazing and fenestration elements will be double glazed, argon filled. On site renewable source energies will be exploited by using a ground source heat pump and a photovoltaics.

Impact on the character and appearance of the Conservation Area

- 7.16 The character of the application site and this part of this part of Wood Green Common Conservation Area is derived from a number of elements which are outlined in the Character Appraisal.
- 7.17 The appraisal states that Wood Green Common is essentially composed of late Victorian and Edwardian terraced streets that developed around the open spaces of New River, Wood Green Common and Avenue Gardens. It notes that it has a considerable consistency of character and appearance that derives from the development of the majority of buildings and laying out of the streets over a period of less than 20 years (1896-1913).
- 7.18 The siting, scale and design of the proposed dwellings does not attempt to mimic the design and proportions of the adjoining terrace properties. The proposal is a single storey building of modern and simple design which is hardly visible from the street. The building is limited to one storey, incorporates landscaping and will not have adverse impact on views into, across and within the site.
- 7.19 The setting and appearance of two rows of terrace properties and the contribution they make to the character and appearance of the conservation area will not be affected by the proposal. The existing structure on site does not impact on the character and appearance of the conservation, nor is it considered the proposed new building would. As such the proposal is considered to be in accordance with policy CSV1.

Impact on Residential Amenity

- 7.20 The proposed development has taken careful consideration in terms its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. In order to address concerns raised by Officers in respect of the previous application, the position of the small central courtyard has been changed so that its long elevations of glazing are on an east west axis as opposed to a north south axis.
- 7.21 The height of the proposed house has been kept as low as possible and will not affect the sunlight and daylight to adjoining properties and their gardens. As noted above the principle windows of this dwelling will be east/ west facing.
- 7.22 The properties on Station Road sit 11.3m away from the fence line at their closest point while the properties on Barrett Avenue sit 11m (at their closest

point) away from the northern boundary of the site. As noted above proposed building has been pulled away from this boundary to take account of a semi-mature tree to the rear of No's 11 & 13 Barrett Avenue.

- 7.23 The positioning of the house does not contravene privacy standards as set out in para. 8.21 of the 'Housing' SPD. The guidance states that all rear facing habitable rooms directly opposite one another should be a minimum of 20 metres apart for two storey developments. The dwelling in question is only a single storey development so this does not apply and in addition as pointed out above the position of windows serving the living/ dining room area and bedroom accommodation has been positioned at right angle to the rear windows of the adjoining terrace properties.
- 7.24 The change in the orientation of the central courtyard and position of the elevated window also reduces the risk of glare/ light spillage in the direction of neighbouring properties. While the positioning of the fenestration to this new dwelling may lead to some light spillage this would not be considered to be significant to an extent to refuse such an application, bearing in mind light spillage that exists in the broader area arising from front and rear facing windows and street lighting.
- 7.25 As outlined in the application low energy external lighting will be provided within the forecourt of the property, sufficient to illuminate access to the front door. The lighting will operate on a dawn to dusk time clock and will incorporate baffles to ensure minimal spill.
- 7.26 The fact that a residential dwelling of a modest size is being introduced on this site does not necessarily compromise the security of adjoining resident. In fact the introduction of a residential unit on this site brings proper ownership, management/ upkeep and surveillance to this site. Typically houses with gardens backing onto other garden are more secure, that stay gardens which back onto open/ vacant pieces of land.

Impact on Tress

- 7.29 There are no protected trees within this site or within the adjoining gardens. The position of a semi-mature tree to the rear of No's 11 & 13 Barrett Avenue has been noted and the building has been pulled in from this boundary. Given the nature of the building proposed non intrusive foundations can be used in this case therefore safeguarding the roof system to trees.

Access and Parking

- 7.30 The very back wall of the site is 53m away from the back edge of the pavement and therefore this does not meet the London Fire and Emergency Planning Authority's requirement of 45 metres to allow access for a pump appliance to within all points within a dwellinghouse. However, the use of a residential sprinklers can be used in such a case as sprinklers allows the distance between fire fighting shafts to be increased from 45 metres to 60

metres. This is due to the fact that sprinklers prevent fire growth and therefore allow more time for fire-fighters to attack a fire.

- 7.31 The site has a vehicular and pedestrian gated entrance (opening inwards) from Barratt Avenue. The existing parking space within the property, as well as the current dropped kerb will be retained. On site cycle parking spaces (4) will be provided next to the entrance of the property.

8. CONCLUSION

- 8.1 The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed dwelling has been carefully considered to create a discrete building which will not adversely affect the open nature of the site, the building patterns of the adjoining terraces properties which define the character and appearance of this part of the conservation area. The proposal achieves an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities of adjoining occupiers.
- 8.2 As such the proposed development is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD and SPG3c 'Backland Development'. This application is therefore recommended for APPROVAL.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) EX01, 10, 21; GA01, 10, 11, 51, 52, 61 & 62

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.

MATERIALS & SITE LAYOUT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the external 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. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

5. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential unit hereby approved is occupied and thereafter carried out in accordance with the approved details.

Reason: To prevent adverse light pollution to neighbouring properties.

PERMITTED DEVELOPMENT RIGHTS

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A,, C, D & E of Part 1 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

CONSTRUCTION

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 1300 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.

REASON FOR APPROVAL

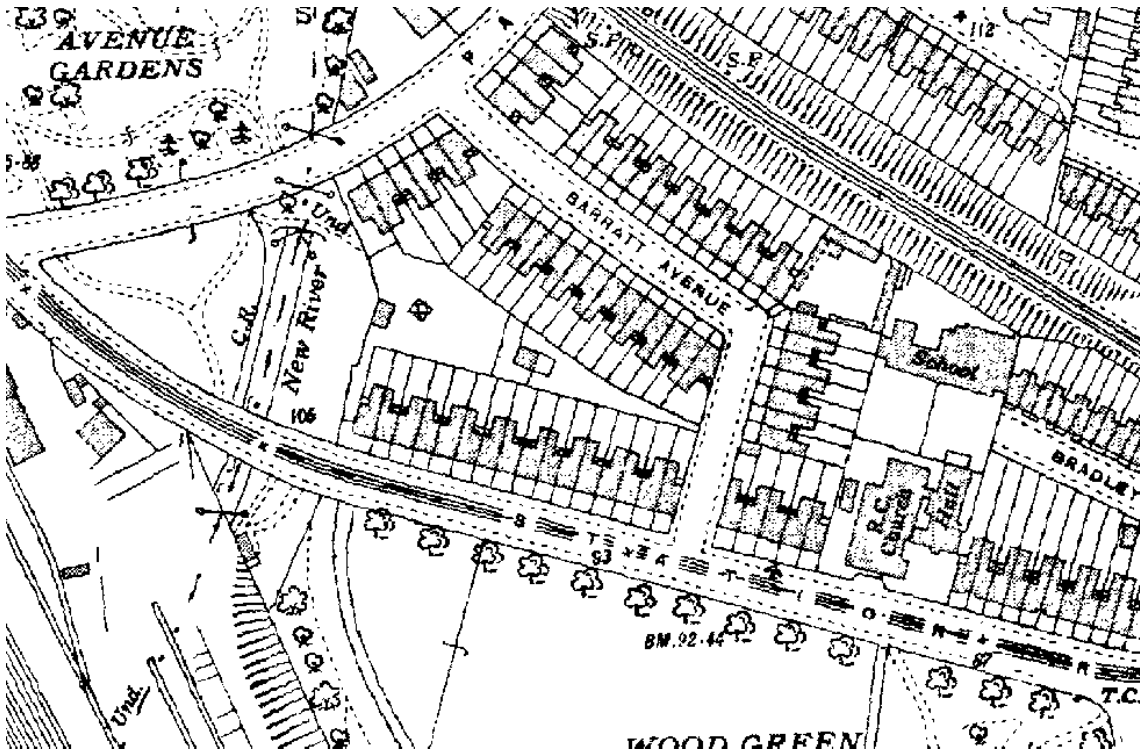
The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed dwelling has been carefully considered to create a discrete building which will not adversely affect the open nature of the site, the building patterns of the adjoining terraces properties, which define the character and appearance of this part of the conservation area. The proposal achieves an acceptable relationship with adjoining properties and will not adversely affect the residential and visual amenities to the occupiers of adjoining properties.

As such the proposed development is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD and SPG3c 'Backland Development'

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573)

INFORMATIVE: In regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to round, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.



Extract from 1936 OS Map



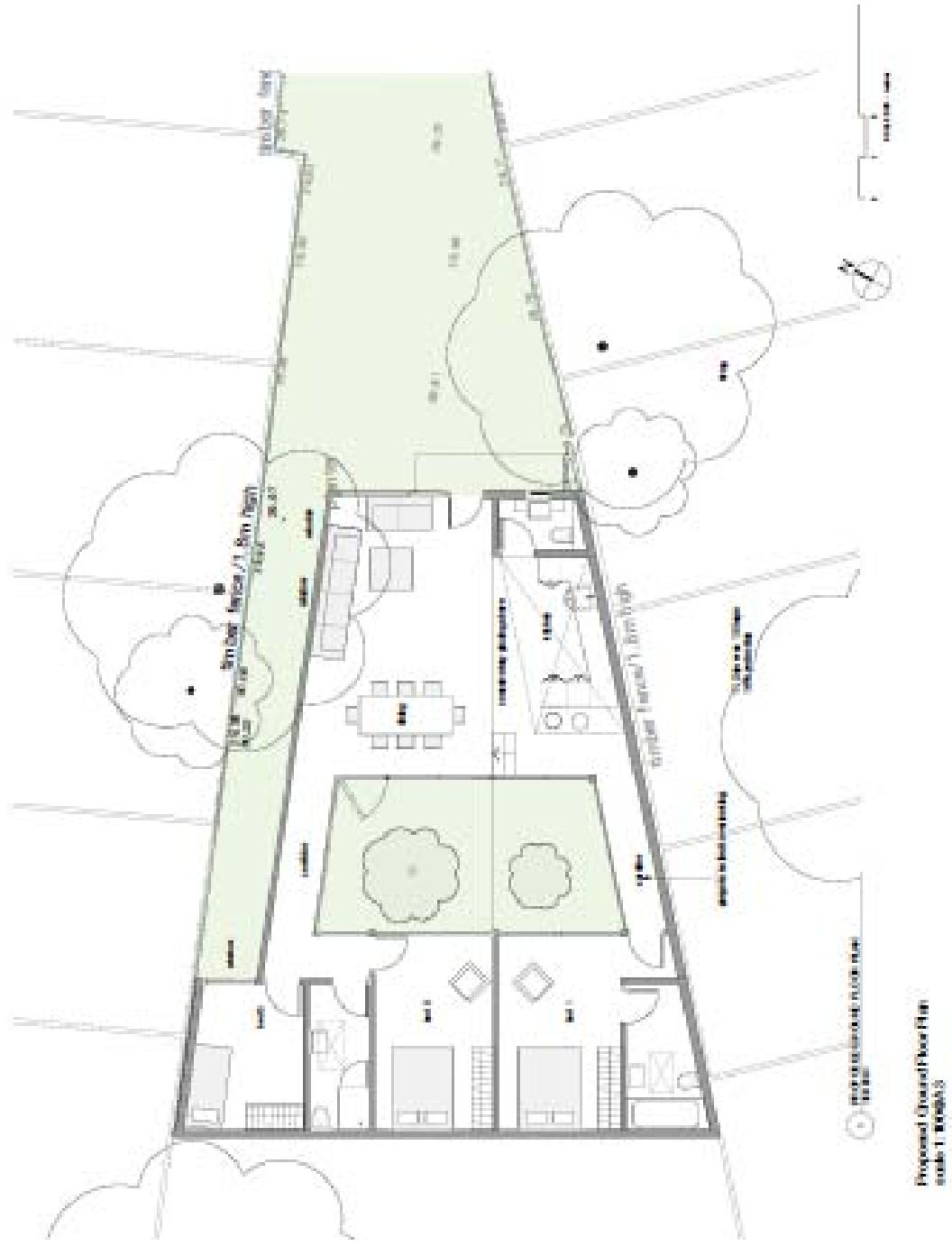
Entrance to the site from Barrett Avenue



Existing structure on site.



Drawing 1: Proposed Site Layout



Drawing 2: Proposed floor plan/ layout