

# LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 11/07/2011

Planning Committee 17/05/2011

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

<b>Reference No:</b> HGY/2011/0568	<b>Ward:</b> Noel Park
<b>Address:</b> Rear of 36-46 Alexandra Road N8 OPP	
<b>Proposal:</b> Erection of 2 x single storey two bed dwellinghouses (amended plans)	
<b>Existing Use:</b> OPEN SPACE	<b>Proposed Use:</b> RESIDENTIAL
<b>Applicant:</b> Paul Simon Homes	
<b>Ownership:</b> PRIVATE	
<b>Date received:</b> 28/03/2011 <b>Last amended date:</b> 22/06/2011	
<b>Drawing number of plans:</b> 01 Rev B	
<b>Case Officer Contact:</b> Valerie Okeiyi	
<b>PLANNING DESIGNATIONS:</b>  Road Network: C Road	
<b>RECOMMENDATION</b>  GRANT PERMISSION subject to conditions	
<b>SUMMARY OF REPORT</b> Amendments involving the erection of 2 x single storey two bed dwellinghouses to the rear gardens of the properties on Burghley Road and Alexandra Road, including associated landscaping.	

### 1. SITE AND SURROUNDINGS

- 1.1 The application site is a rectangular shaped piece of land located to the rear of 38 and 46 Alexandra Road outside the conservation area. The site also bounds the rear gardens of 57 and 71 Burghley Road that was previously occupied by an unauthorised single storey building. To the north of the site is a piece of land in ownership of the adjacent property. The site can only be accessed from a secure access way between 36 and 38 Alexandra Road. The road is mainly characterised by residential properties, although it is in close proximity to the Wood Green Town Centre.

## 2. PLANNING HISTORY

- 2.1 Planning-[HGY/2000/0145](#)-GTD-20-06-00-36 Alexandra Road London  
Conversion of existing ground floor coach house/garage into habitable extension of existing house. Conversion of first floor coach house/garage into self-contained flat.
- Planning-[HGY/2002/1712](#)-REF-04-03-03-36 Alexandra Road & Rear Of 38 - 42 Alexandra Road London -Retention of single storey building to rear of 38 - 42 Alexandra Road.
- Planning-[HGY/2009/1204](#)-GTD-28-09-09-36 Alexandra Road London -Conversion of property into 5 self-contained flats.
- Planning-[HGY/2010/1035](#)-REF-27-07-10-36 Alexandra Road London -Use of property as storage for building materials and equipment
- Planning-[HGY/2011/0322](#)-GTD-10-05-11-36 Alexandra Road London -Approval of Details pursuant to Condition 3 (enclosure for 5 bins) and Condition 4 (cycle racks) attached to planning permission reference HGY/2009/1204.

## 2.2 PLANNING ENFORCMENT HISTORY

- 2.3 Planning enforcement have been involved in the piece of land that adjoins 36 Alexandra Road since October 2003 because a large single storey building was built without planning permission. After a period of not complying with the enforcement notice to remove the structure, a further site inspection in March 2007 revealed that the structure had been removed. The remaining structure that existed at the land to the rear of no 46 Alexandra Road, has also been removed after the owners were prosecuted by the Council.

## 3. RELEVANT PLANNING POLICY

### 3.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 3: Housing  
Planning Policy Guidance 13: Transport

### 3.2 London Plan

Policy 3A.1 Increasing London's supply of housing  
Policy 3A.2 Borough housing targets  
Policy 3A.3 Efficient use of stock  
Policy 3A.4 Housing choice  
Policy 4B.3 Maximising the potential of sites

### 3.3 Unitary Development Plan

Policy G1 Environment  
Policy G2: Development and Urban Design  
Policy UD2 Sustainable Design and Construction  
Policy UD3 General Principles  
Policy UD4 Quality Design  
Policy UD7 Waste Storage

Policy HSG1 New Housing Development  
 Policy HSG 2 Change of Use to Residential  
 Policy ENV13 Sustainable Waste Management  
 Policy M9 Car Free Residential Developments  
 Policy OS15 Open Space Deficiency and New Developments

### 3.4 Supplementary Planning Guidance

SPG1a Design Guidance  
 SPG8b Materials  
 SPG4 Access for All – Mobility Standards  
 SPG5 Safety by Design  
 SPG8a Waste and Recycling  
 SPG8b Materials  
 SPG9 Sustainability Statement

### 3.5 Supplementary Planning Document

Housing SPD (2008)

## 4. CONSULTATION

Statutory	Internal	External
	Ward Councillors Cleansing Transportation	<u>Amenity Groups</u> Burghley Road Residence Association  <u>Local Residents</u>  41 – 77 (o) Burghley Road Flat 1 – 5, 41 Burghley Road Ground floor flat A, 43 Burghley Road FFF, GFF, top floor flat; 49 Burghley Road FFF, GFF; 63, 65, 69, 79 Burghley Road Top floor flat; 69 Burghley Road Flat 1 – 4; 73 Burghley Road Ground floor shop; 73 Burghley Road Flat 1 – 6; 75 Burghley Road 32 – 58 (e) Alexandra Road 57 – 61 (o) Alexandra Road GFF; 36, 40, 43,57; Alexandra Road FFF, SFF; 43, 57 Alexandra Road Flat A, Flat B; 40, 56

		Alexandra Road Flat A; 54 Alexandra Road Flat 1 – 4; 54 Alexandra Road
		<u>Total No of Residents Consulted: 98</u>

## 5. RESPONSES

### 5.1 Transportation Group

The proposed site is in an area with a high public transport accessibility level and is located within the Wood Green inner controlled parking zone, which operates Monday to Sunday between 8:00am – 10:00pm and provides a good level of on-street car parking control. It is likely that the potential occupiers of this residential development would utilise sustainable modes of transport to travel to and from the site. However we have some concerns relating to vehicular access to the site in particular fire appliances, we will therefore require the applicant to provide fire hydrant on site. In addition the applicant has not provided details for refuse collection and cycle parking on site. We will therefore require the applicant to submit a plan detailing refuse collection and secure sheltered cycle parking facility for a minimum of 2 cycles.

We have therefore concluded that the proposed development of the 2x2 bed dwelling houses is unlikely to have any significant impact on the level of generated trips or parking demand within the locality of the site. In addition this location has also not been identified by the Councils adopted UDP policy HSG 11 as that which suffers from high parking pressures. Considering the high public transport accessibility level of the site we would not object to this application

### 5.2 Building Control

The proposed development site is not considered acceptable for the purposes of fire brigade vehicle access for fire fighting and rescue as the access road is not wide enough for a fire appliance and there are no suitable turning facilities within the site – The transportation team require a fire hydrant on site, therefore. The applicant has stated in their further design and access statement that the London Fire Brigade are satisfied with a fire hydrant to serve the proposed development.

### 5.3 Waste Management

The proposed development requires sufficient storage for the following;

House 1, 1x 240 waste wheelie bin 1x 140 recycling wheelie bin 1x organic caddy 1x garden waste bag  
House 1, 1x 240 waste wheelie bin 1x 140 recycling wheelie bin 1x organic caddy 1x garden waste bag

#### 5.4 Burghley Road Area Residents Association

##### *Non Material*

- There is a concern with the ownership of the site

##### *Built form*

- The site is not suitable for housing
- The distance between the rear walls of the houses on Burghley Road and Alexandra Road is no more than 10m
- The houses proposed are excessive in height

##### *Residential Amenity*

- The houses proposed will affect the residential amenity of the terraced houses on Alexandra Road and Burghley in terms of loss of privacy and sunlight

##### *Emergency Access*

- The site is impossible for the fire brigade to have access

#### 5.5 9 letters of objections from local residents

##### *Parking*

- Parking would be a concern and add to the existing pressure on the street.

##### *Non material*

- There is an issue with the ownership of the site as the current plan alters the boundary lines behind 36 Alexandra Road.

##### *Built form*

- The site is too isolated for residential
- The site has poor access
- The site will be too cramped
- The proposed houses will rise above the rear boundary fence of the properties on Burghley Road, this will affect the visual amenity, outlook and access to light. The proximity and height of the building will also be overbearing and out of scale
- The application site has a history, in which it was previously a builders yard that had no planning permission
- The proposal will take away the existing green space that currently exists .
- The proposal would cause loss of privacy to residents in the flats at no. 36 Alexandra Road
- The proposed development would cause noise pollution

##### *Landscaping*

- The existing trees at the site should be protected

## 5.6 The Councils response to the Burghley Road Area Residents Association and objecting neighbours

### Built Form

- It is considered that the site is suitable for housing
- It is considered that there is sufficient distance between the new houses and the existing, given that the houses proposed are single storey and the ground level will be lowered by 600mm
- The land was not formerly green space, it was previously used as an unauthorised builders yard and is currently semi derelict and used for casual open storage.
- The houses proposed will face onto the courtyard and all secondary windows facing east and west will be conditioned to be obscure glazing.

### Emergency Access

- It is proposed to install a fire hydrant within the site as shown on the revised plans to address the issues of emergency access for the fire brigade.

### Parking

- The Councils transportation team have stated that this location has also not been identified by the Councils adopted UDP policy HSG 11 as that which suffers from high parking pressures.

### Landscaping

- The Council have no record of any of the trees on site being protected and new planting involving mature trees will form part of the scheme.

### Miscellaneous

- It is considered that there will be no noise pollution created from the development.

## 5.7 Three letters of support were received from 50 Alexandra Road on behalf of 50, 48 and 46 Alexandra Road, GFF 38 Alexandra Road and flat 3, 36 Alexandra Road

- The design proposed will be of high quality
- The proposal will provide much needed accommodation
- The proposal will improve the existing environment as the site is currently derelict.
- The added security gates, robust lighting, proposed landscaping and new boundary treatment will transform the site which is currently derelict.

## 6. ANALYSIS / ASSESSMENT OF THE APPLICATION

### 6.1 The scheme has been amended as follows;

- i) The position of the fire hydrant has been included in the drawings
- ii) The north end unit has been moved further away from the boundary facing the rear gardens of Burghley Road
- iii) The level of the site has been lowered by 600mm
- iv) Plants and mature trees are proposed at the boundary

6.2 The main issues in respect of this application are considered to be:

- Principle of Residential Use
- Design and Form
- Layout / standard & mix of Residential Accommodation
- Amenity Space
- Privacy/ Overlooking
- Parking
- Emergency Access
- Refuse
- Open Space Deficiency and New Developments
- Sustainability

### 6.3 Principle of Residential Use

The principle of making full re-use of previously developed and accessible land for housing purposes complies with PPS3. Policy HSG1 states that new housing developments will be permitted provided that the site is appropriate, having regard to the sequential approach which favours the redevelopment of existing housing sites or re-use of buildings, including empty properties. Policy HSG2 states that a change of use to housing will be considered provided the building can provide satisfactory living conditions.

The application site does not form part of a protected open space and is not within a Defined Employment Area. The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. The development of the site to residential will mean the loss of an existing derelict space. The proposal therefore accords with Policy HSG2.

### 6.4 Design and Form

Policy UD4 requires that new buildings be of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of this criteria based policy is to encourage good design of new buildings in order to enhance the overall quality of the built environment.

The proposed scheme would consist of two units that will be of a rectangular shape. The unit at the north end of the site will be positioned to the rear of 34 – 36 Alexandra Road and 51 to 57 Burghley Road and the unit to the south end of the site will be located to the rear of 38 – 42 Alexandra Road and 59 – 65 Burghley Road. Each unit will be single storey in height with a flat roof. Each unit will be 13.7m deep, stepping down to 12.5m, 6.4m wide and 3.m high. The north end unit will be pulled away from the fence by 0.8m from the side facing the properties on Alexandra Road and after amendments it has been pulled back by 2.3m from the side facing Burghley Road. The south end unit will be pulled away from the fence by 1.6m on the side facing the properties on Alexandra Road and 5m on the side facing the properties on Burghley Road. The design of the buildings are modern in appearance, incorporating a white render finish, the doors will be timber boarded and the windows will be in metal and timber. The single storey aspect will also have

a sedum green roof, therefore softening it appearing when viewed from the first & second floor windows of properties backing onto the site.

Concerns have been raised about the height and scale of the proposed units as they are relatively close to the eastern and western boundary. To address this issue the architect has pointed out that they will lower the higher level of ground at the northern end of the site by at least 600mm by removing the soil, so that the ground is level, prior to the development of the site. This will make the buildings proposed appear much lower. The northern end unit has also been pulled back by a further 1.3m from the eastern boundary. Furthermore if the building proposed was a two storey building then it would be of a significant concern. The proposed units which have been amended will improve the unsightly open space within the site and overall will improve the visual amenity of the area and environment.

Overall the building form, detailing and associated materials are considered to be acceptable and will respect the open nature of the site and character of the surround area.

#### 6.5 Layout / standard & mix of Residential Accommodation

The residential unit will have a gross internal floorspace of 75.5 sq.m and therefore meets the floorspace minima for a two-bedroom dwelling as set out in the Council's Housing SPD. The accommodation to be provided at ground floor level will comprise of a large open plan space with kitchen-diner, living room, WC with bedroom 1 and 2 to the rear aspect leading onto the private garden space.

The principle windows of these dwelling units will have north/south/east/ west facing aspect and will also have large windows. The main living room kitchen/ diner of each unit will have a high level window to bring daylight deep into the house. Overall both dwellings will provide an acceptable standard and quality of accommodation for future occupiers

#### 6.6 Amenity Space

Sufficient external amenity space is provided for each unit as it would exceed 50 sqm, which is the requirement set out in the housing SPD for family houses.

#### 6.7 Privacy/ Overlooking

There have been a number of objections received on such grounds as loss of privacy and loss of light to the residents on Burghley Road and Alexandra Road due to the proximity of the proposed houses to their rear boundaries. These issues have been taken into consideration, because the architect proposes to level the existing ground by 600mm on the northern end of the site, so that it will be less visible. The architect has also pulled back the northern end unit on the side facing Burghley Road by 1.3m as the houses on this side have very short rear gardens and the houses are closer. The other side facing Alexandra Road however, will not be affected because they have longer rear gardens and the houses are further away.



The house on the southern end is less open and it will be well obscured by trees. It will also be 5m away from the rear boundary of the houses on Burghley Road and at a suitable distance from the rear boundary of the houses on Alexandra Road. Furthermore the existing ground level is very low, so the house proposed will not be highly visible. The relatively low height of the units set on a low ground level means that the light levels to the existing gardens of the properties on Burghley Road and Alexandra Road would not be significantly different to that which exists at present. Furthermore keeping the height of the building to single storey addresses the overbearing/ oppressive impact a two storey building would have. The proposed sedum green roof will soften the appearance of the building when viewed from first floor windows. Trees will be planted along the eastern boundary facing the rear gardens of the houses on Burghley Road and the existing fence will be replaced with 1.8m high fencing.

Overall the proposed development after amendments has taken careful consideration in terms of its layout and design to ensure that the residential amenity of neighbouring occupiers will not be adversely affected.

#### 6.8 **Parking**

The proposal provides no parking with the scheme however, the site is in an area with a high public transport accessibility level and the area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure. It is therefore considered that this proposed development would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location.

#### 6.9 **Emergency Access**

Building Control are concerned that the proposed development site is not considered acceptable for the purposes of fire brigade vehicle access for fire fighting and rescue as the access road is not wide enough for a fire appliance and there are no suitable turning facilities within the site. The transportation team has therefore suggested to the architects that they should provide fire hydrants on site. The architects have revised the plans to show a suitable position for the fire hydrant after contacting the London Fire Brigade who are satisfied with the proposed location of the fire hydrant.

#### 6.10 **Refuse**

Waste and recycling facilities will be dealt with by a condition.

#### 6.11 **Open Space Deficiency and New Developments**

The site falls within an area of open space deficiency however it is only for two units and therefore would not have any material effect.

#### 6.12 **Sustainability**

The houses proposed will have a green roof and are designed to meet code level 4 using energy efficient recyclable concrete blocks and insulation. A sustainable Urban Drainage System (SUDS) will be employed.

## **7. CONCLUSION**

- 7.1 The position, scale, mass and detailing of the proposed dwellings after amendments has been carefully considered to create a relatively discrete building which will not adversely affect the building pattern on Alexandra Road and Burghley Road and it will not be detrimental to the character of the open nature of the site. The buildings proposed are subordinate and will almost sit behind the boundary treatment. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.
- 7.2 As such the proposed development is considered to be in accordance to policies UD3 'General Principles' and UD4 'Quality Design' HSG1 'New Housing Development' and HSG 2 'Change of Use to Residential' of the adopted Haringey Unitary Development Plan and supplementary planning guidance SPG1a 'Design Guidance', Housing SPD (2008) and SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'. This application is therefore recommended for APPROVAL.

## **8. RECOMMENDATION**

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 01

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 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 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. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

6. That details of all levels including the sunken ground level on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

## **PERMITTED DEVELOPMENT RIGHTS**

7. 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

## **CONSTRUCTION**

8. 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.

## **WASTE/RECYCLING**

9. That a detailed scheme for the provision of refuse and waste storage 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.

## MISCELLANEOUS

10. A detailed scheme showing a secure sheltered cycle parking facility capable of accommodating a minimum of 2 cycles must be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: To promote travel by sustainable modes of transport to and from the site  
#

11. A detailed scheme showing the fire hydrant must be submitted to, approved in writing by and implemented in accordance with the requirements of the fire service.

Reason: To ensure that the development can be serviced by fire appliances

12. The secondary windows facing the eastern and western boundary shall be glazed with obscure glass only and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties

13. That a detailed scheme for the provision of green roofs to each of the proposed dwellings shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority prior to the occupation of the dwellings.

Reason: In order to ensure a level of bio-diversity within the proposed development.

#

**INFORMATIVE:** The development requires naming / numbering. Please contact Local Land Charges (tel. 0208 489 5573) at least weeks 8 weeks before completion of the development to arrange allocation of suitable address(s).

## REASON FOR APPROVAL

The position, scale, mass and detailing of the proposed dwellings has been carefully considered to create a relatively discrete building which will not adversely affect the building pattern on Alexandra Road and Burghley Road and it will not be detrimental to the character of the open nature of the site. The buildings proposed are subordinate and will almost sit behind the boundary treatment, although relatively visible from existing rear gardens. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.

As such the proposed development is considered to be in accordance to policies UD3 'General Principles' and UD4 'Quality Design' HSG1 'New Housing Development' and HSG 2 'Change of Use to Residential' of the adopted Haringey Unitary Development Plan and supplementary planning guidance SPG1a 'Design Guidance', Housing SPD (2008), SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight' and SPG3c 'Backlands Development'.