

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2012/0214

**Ward:** Woodside

**Address:** Land Rear of Corbett Grove N22

**Proposal:** Erection of 8 x two storey dwellings, comprising of four different house types with a mixture of detached, link detached and semi-detached properties.

**Existing Use:** Vacant Land

**Proposed Use:** Residential

**Applicant:** Mr Schneck

**Ownership:** Private

**DOCUMENTS**

**Title**

Planning Statement – JDW Architects

Design and Access Statement – Revision C – JDW Architects

Extended Phase 1 Habitat Survey – Baker Shepherd Gillespie

Report on Environmental Noise Levels – Sound Analysis Limited (Ref: SAH 4073-01)

**PLANS**

Plan Number	Revision	Plan Title
JW347 - 100	D	Site Location Plan
JW347 - 101	C	Site Sections
JW347 - 102	C	Analysis Opportunities
JW347 - 103	D	House Type A – Plans/Elevations
JW347 - 104	D	House Type B – Plans/Elevations
JW347 - 105	D	House Type C – Plans/Elevations
JW347 - 106	A	House Type D – Plans/Elevations
JW347 - 107	-	Site Photos
JW347 - 108	-	Location Map with Surrounding Backland Development
JW347 - 109	A	3D Visuals
JW347 - 110	D	Site Plans of Northern and Southern Parts at 1:250

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**PLANNING DESIGNATIONS**

Tube Lines

Road Network: B Road

## RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to s106 Legal Agreement

## SUMMARY OF REPORT

The report summary and conclusion are set out at section 7.0 of this report.

That the Planning Committee be minded to grant planning permission for application HGY/2012/0214 subject to conditions and the signing of a legal agreement pursuant to Section 106 of the Town and Country planning Act 1990 as set out in section 6.7.

Along with the relevant plans the applicant has submitted the following documentation in support of the application:

- Planning Statement
- Design and Access Statement
- Habitat Survey
- Environmental Noise Levels Report

In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.

On balance it is considered that the scheme is consistent with planning policy and in the public interest. Therefore, subject to appropriate conditions and s106 contributions the application is considered acceptable and on this basis, it is recommended that the application be granted planning permission.

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Site Location Plan



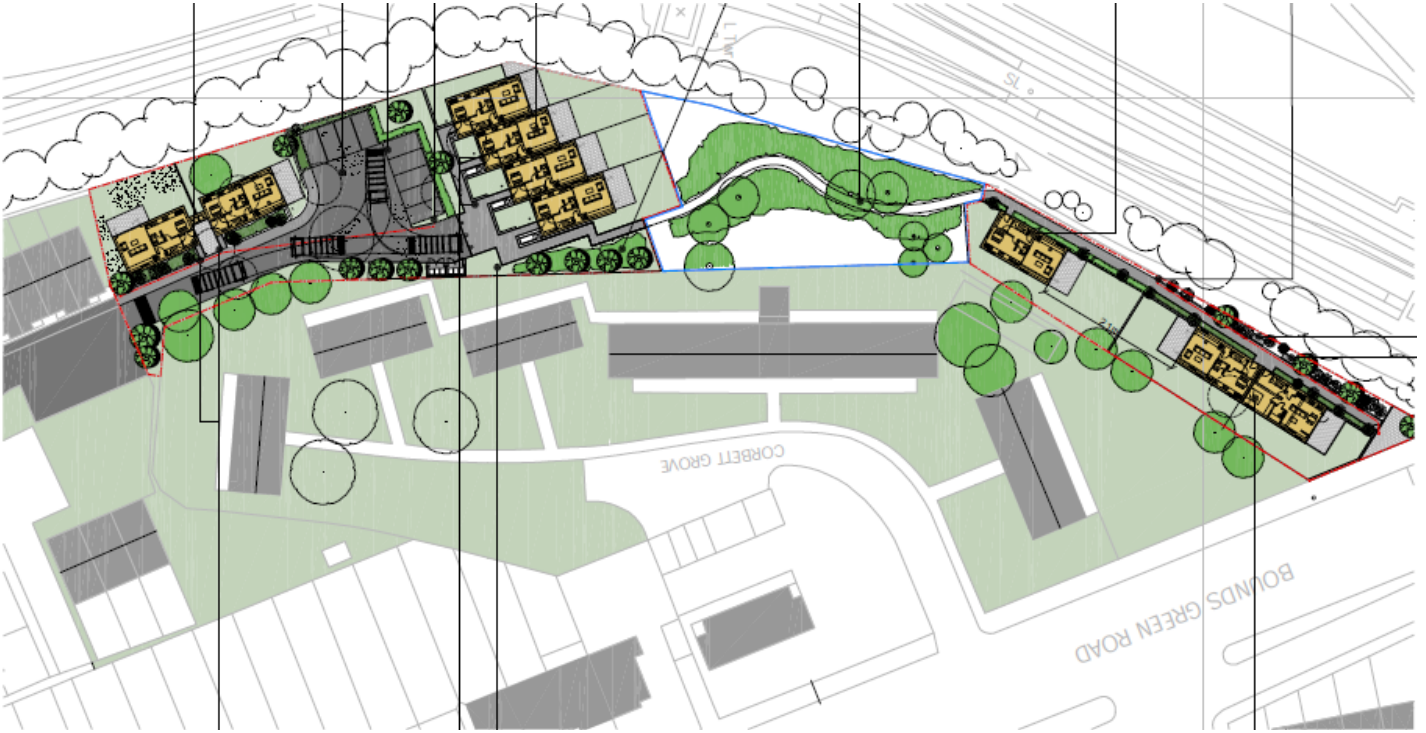
Site Layout Plan – Proposed Scheme



**Site Layout Plan – Approved Scheme (HGY/2009/1830)**



**Site Layout Plan – Refused Scheme (HGY/2011/0617)**



Proposed Scheme – 3D Visuals



## 1.0 SITE AND SURROUNDINGS

1.1 The application site is a backland site consisting of two separate parcels of land of irregular shape, located to the rear of the council flats of Corbett Grove. One piece of land is accessed off Bounds Green Road and the other off Imperial Road. The northern most part is 820m<sup>2</sup> and the southern part 1812m<sup>2</sup>. The total site area is therefore 2632m<sup>2</sup>. Behind the proposal site is the Hertford Loop Railway line. This railway land is designated as an Ecological Corridor. The land is currently vacant and overgrown with dense vegetation. The site is not located within a Conservation Area.

## 2.0 PLANNING HISTORY:

### 2.1 Planning Application History

- Planning HGY/2009/0606 REF 02-06-09 Land rear of Corbett Grove London - Erection of 9 x two / three storey dwelling houses comprising 6 x 3 bedroom and 3 x 4 bedroom, with associated car parking (6 spaces) and landscaping.
- Planning HGY/2009/1830 GTD 29-07-10 Land rear of Corbett Grove London - Erection of 6 x two and three storey three bedroom dwelling houses with associated car parking (8 spaces) and landscaping.
- Planning HGY/2011/0617 – REF – Land rear of Corbett Grove London - Erection of 9 x two storey dwellings comprising of 6 x three bedroom semi detached houses, 2 x three bedroom link detached dwelling houses and 1 x three bedroom detached dwelling house. – APPEAL DISMISSED (APP/Y5420/A/11/2157788)

### 2.2 Planning Enforcement History

- No Planning Enforcement History

## 3.0 RELEVANT PLANNING POLICY

3.1 The planning application is assessed against relevant National, Regional and Local planning policy, including relevant:

- National Planning Policy Framework  
The National Planning Policy Framework (NPPF) was adopted in March 2012
- National Planning Policy Guidance
- National Planning Policy Statements
- The London Plan 2011 (Published 22 July 2011)

Following consultation in 2008, the Mayor decided to create a replacement Plan rather than amend the previous London Plan. Public consultation on the Draft London Plan took place until January 2010 and its Examination in Public closed on 8 December 2010. The panel report was published by the Mayor on

3<sup>rd</sup> May 2011. The final report was published on 22<sup>nd</sup> July 2011. The London Plan (July 2011) is now the adopted regional plan.

- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Development Framework – Core Strategy and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011)

Haringey's draft Core Strategy was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The first session of EiP hearings ran from 28th June 2011 until 7th July 2011. Following discussions at these hearings, the Council carried out an additional consultation on fundamental changes to the Core Strategy in Sept-Nov 2011. The outcomes of which resulted in an additional hearing on 22nd February 2012. The Inspector's report is now expected at the end of April 2012. As a matter of law, some weight should be attached to the Core Strategy policies which have been submitted for EiP however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.

- Haringey Draft Development Management Policies (Published for Consultation May 2010)

The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The proposed submission draft is expected to be ready for public consultation in early 2013. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.

3.2 A full list of relevant planning policy can be found in Appendix 2.

## 4.0 CONSULTATION

4.1 This application was publicised by a site notice and the following parties consulted:

Thames Water  
Network Rail  
London Fire and Emergency Planning Authority  
Haringey Transportation Team  
Haringey Waste Management  
Haringey Building Control  
Ward Councillors  
1 – 34 (c) Corbett Grove, N22  
30 – 54 (e), 29 – 93 (o) Imperial Road, N22  
69 – 117 (o) Bounds Green, N22  
69a, 69b, 83a, 99a, 99b, 107 a – e (c), 117a Bounds Green Road, N22  
1 – 9 (c) Trinity Court, Trinity Road, N22  
1 – 20 (c) Barnes Court, Clarence Road, N22  
85 – 89 (c), 89a, 90 Trinity Road, N22



1 – 9 (o), 2 – 12 (e) Whittington Road, N22  
2 – 68 (e) Welsh Methodist Church, 1 – 47 (o) Palace Road, N22  
1 – 6 (c) Bailey Close, N22  
120 – 129 (c) Bailey Close, N22

- 4.2 The application was put out to consultation by the London Borough of Haringey at the beginning of February 2012 following the validation of the application. The consultation generated 5 responses (4 letters from Statutory and Internal consultees and 1 letter of objection from a resident).
- 4.3 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting and in view of this the number of letters received may rise further after the officer's report is finalised but before the planning application is determined. Any additional comments received will be reported verbally to the planning sub-committed.

## **5.0 RESPONSES**

- 5.1 Consultation Responses were received from

London Fire and Emergency Planning Authority  
Thames Water  
Haringey Transportation Team  
Haringey Environmental Health Team  
Haringey Waste Management  
Resident: 7 Corbett Grove, N22

- 5.2 A summary of all Statutory Consultees, Internal Consultees and Residents/Stakeholders comments and objections can be found in Appendix 1.
- 5.3 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and where relevant within the analysis/assessment section of this report.

## **6.0 ANALYSIS/ASSESSMENT OF THE APPLICATION**

### **6.1 Principle of Residential Use**

- 6.1.1 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.
- 6.1.2 The principle of residential use on this site is established through the approval of planning application ref: HGY/2009/1830 which granted planning permission for the erection of 6 x two and three storey three bedroom dwelling houses with associated car parking (8 spaces) and landscaping in July 2010.

## 6.2 Density, Design and Layout & Overlooking and Privacy

- 6.2.1 The London Plan sets out a number of different density ranges to be achieved depending on the local context and public transport accessibility. The council considers the public transport accessibility level (PTAL) for this site to be 4 and 5 across the site. On the basis that the site is within a suburban location the density range should be between 200 – 350 hr/h.
- 6.2.2 The site is split into two areas, the northern most part being 540m<sup>2</sup> (0.054 ha) and the southern element being 1812m<sup>2</sup> (0.1812ha). The total site area is 2352m<sup>2</sup> (0.2352ha). The scheme proposes 8 x 3 bedroom dwelling houses which would equate to 32 habitable rooms. The density for the site would therefore be 136 habitable rooms per hectare. As such, the scheme is below the specified density range of 200 - 350hrh as set out in the London Plan (2011). Given this is a backland site, a lower density is considered to be appropriate in this case.
- 6.2.3 Policy UD4 relates to the overall design and scale of a development in regards to the site and the surrounding area. Policy UD3 relates to the impact of a development on the amenity of neighbouring properties and the locality generally.
- 6.2.4 Planning permission was granted for 6 x 2 storey dwellings on 29th July 2009, under application HGY/2009/1830. Subsequent to this approval, an application was submitted in March 2011 for a 9 dwelling scheme (Ref HGY/2011/0617) which was refused by the local authority and dismissed at appeal (APP/Y5420/A/11/2157788).
- 6.2.5 This application proposes 8 x 2 storey 3 bedroom dwellings as follows: 2 No semi-detached, two storey, three bedroom dwellings (type A); 3 terraced, two storey, three bedroom dwellings (type B); 2 No link-detached, two storey, three bedroom dwellings (type C); 1 No detached, two storey, three bedroom dwelling (type D).
- 6.2.6 The scheme is similar, in terms of site layout and dwelling types, as the development approved in 2009. The difference is the addition of the detached dwelling (Type D) towards the north of the site and the addition of a further semi-detached dwelling (Type B) to create a set of three dwellings rather than the previously approved two dwellings.
- 6.2.7 The assessment of this current application must consider in light of the previously approved scheme of 6 dwellings the Inspectors report dismissing a scheme for 9 dwellings.
- 6.2.8 The local planning authority cited 4 reasons for refusal of application HGY/2011/0617 which went to appeal. The first reason related to overdevelopment and overlooking, the second related to substandard amount and location of amenity space, the third related to distances to bin stores and car parking and the fourth reason related to sustainability.
- 6.2.9 The inspectors report focused on the first two reasons as he considered the fourth reason for refusal could be dealt with via conditions and he did not find a basis for the third reason for refusal given the similarities with the 2009 scheme which had been approved.

- 6.2.10 There is no change in the relationship of the type As or Cs compared to the approved scheme. As such, these properties are considered to be acceptable in principle.
- 6.2.11 The Inspector states that in terms of overlooking, the type D house is in a similar position to the flats as the type As and there would be no more overlooking of that house than of the type As. The Inspector does not provide any further discussion on the Type D property. As such it is considered that the inclusion of a detached dwelling in this northern part of the site raises not amenity issues and as such is acceptable in principle should it satisfy the other policy requirements in terms of minimum floor space and amenity space requirements.
- 6.2.12 The application which was refused proposed four type B dwellings in the same location as the current Type B dwellings. The Inspector dismissed the appeal on the basis of overlooking of the garden of the easternmost type B house, and the small garden, cramped situation and lack of light to the westernmost type B house and on this basis considered the proposal represented over development of the site, contrary to policies UD3 and UD4.
- 6.2.13 Given that these are the only reasons the Inspector gave for dismissing the appeal it is now a matter of assessing whether the change to the scheme as now proposed overcomes the issues raised by the Inspector. It is therefore the Type B houses which need to form the basis of the assessment of this application.
- 6.2.14 The number of Type B houses has been reduced from 4 terrace dwellings (2011 refused scheme) to 3 terrace dwellings in this application.
- 6.2.15 In terms of overlooking onto the proposed type B houses the easternmost dwelling are set slightly further away from the nearest flat compared to the refused scheme. In addition the landscape buffer between the two has been increased in size slightly. Conditions of consent require full details of the proposed landscaping scheme to be submitted to and approved by the local planning authority. This will ensure that the proposed landscape buffer is successfully mitigates any significant overlooking to the rear garden of the easternmost dwelling. To this extent it is considered that the proposed scheme addresses the issue raised by the Inspector.
- 6.2.16 The linear nature of the site requires a sensitive design in terms of bulk and window positioning. It is considered that the dwellings have a suitable siting, orientation, window positioning and internal layouts to overcome the issues of overlooking. The configuration and layout has been carefully designed so as to ensure that it would give rise to no significant adverse impact upon neighbouring amenity in terms of overlooking, loss of sunlight or daylight. On this basis the proposed development is considered to comply with policy UD3 and SPD Housing.
- 6.2.17 In terms of the quality of amenity space each of the Type B dwellings all meet the minimum size of 50sqm as required by the Council's housing SPD. The easternmost dwelling has been provided with an area of 116sqm, the middle dwelling 69.70sqm and the westernmost dwelling 158sqm.
- 6.2.18 The westernmost dwelling has been set further away from the boundary and is provided more "breathing room" compared to the previous scheme. It is therefore considered that the position of this dwelling is no longer "hemmed in between its

neighbours and the railway line” as the Inspector commented. To this extent it is considered that the proposed scheme overcomes this issue raised by the Inspector.

6.2.19 SPD Housing states that ‘where possible, family houses should be provided with back gardens which are safe for young children to play in. The minimum private garden space needed for a family dwelling is 50 sq. m’. Each of the 8 dwellings are provided with private garden space of between anywhere between 69sq.m at the smallest and 158sq.m at the largest. As such, most of the dwellings are provided with more than double the minimum private amenity space as set out in the SPD. Furthermore, the land between the northern and southern part of the site provides additional communal amenity space for residents to use. Conditions of consent will ensure this area is appropriately landscaped and maintained in order to provide a useable and attractive space.

6.2.20 In terms of internal space standards each of the dwellings meet the requirements of Haringey SPD Housing and the London Housing Design Guide. Each of the 8 dwellings is a 3 bedroom 5 person dwelling. This would require a minimum internal floor area of 82sqm under SPD Housing or 96sqm under the London Housing Design Guide. Each of the 8 dwellings have an internal floor area of between 109sqm and 112sqm. As such, the dwellings are deemed to provide a suitable standard of accommodation for future occupiers.

6.2.21 Overall the proposal complies with the Council’s standards as set out within Chapter 8 of the Haringey Housing Standards SPD (Adopted October 2008) in terms of minimum floor space requirement and providing adequate circulation and storage space. The proposals also provide adequate private amenity space as each proposed dwelling includes private garden space in excess of 50 metres squared to provide safe and secure private family garden areas.

6.2.22 The design of the proposed dwellings reflects the design approved in the 2009 planning application and therefore is deemed to be acceptable in principle. The design of the dwellings in application HGY/2009/1830 was assessed against policy UD2, UD4, SPG1a and SPG8b which state that any proposals for developments which require planning permission will be expected to be of high quality design. UD2 and SPG8b also states that the council will expect all development schemes to take on board sustainable development and where possible take into account environmentally friendly materials, for global and local benefits. The development is of a contemporary design and would be constructed of a mixture of materials including Autumn russet facing bricks at ground floor level, scratch proof render (amended from the original material which was fibre cement board) at first floor level and cedar boarding at second floor level. The roofs would be mono-pitched and have a sedum roof finish. Windows would be powder coated aluminium. It is noted on the plans that the cedar boarding is to be from sustainable forests. Overall, the materials are considered to be acceptable in line with policy UD2, UD4, SPG1a and SPG8b.

### **6.3 Dwelling Mix and Affordable Housing**

6.3.1 Affordable housing threshold under Policy HSG4 requires developments of ten or more dwellings to provide a proportion of affordable housing. Paragraph 4.18 states that, as a guide, sites measuring 0.3 hectares or over should be capable of providing ten or more units. The application site measures 0.24 hectares and eight residential units are proposed and therefore falls below the guidelines set out by the Council.

6.3.2 In terms of dwelling mix the scheme proposes 8 x 3 bedroom dwelling houses. Policy HSG10 and SPD Housing states that the borough is in need of properties of all sizes however there is a particular need for large family dwellings. While this scheme does not provide a mix of dwelling sizes the scheme does provide family houses with good amenity space which are in need in the borough. The applicants have advised that they could provide 2 dwellings of four bedrooms however it was not considered that the number of bedrooms should be increased at the expense of the amount of development given the constrained nature of the site. As such, the provision of three bedroom houses is deemed to be acceptable in this case.

## **6.4 Trees and Biodiversity**

6.4.1 Policy OS6 states that the council will not permit development on or adjacent to sites of importance for nature conservation value or ecological importance unless there will be no adverse effect on the nature conservation value of the site and unless the importance of the development outweighs the nature conservation value of the site.

6.4.2 Policy SPG8d states that 'any development must protect the existing biodiversity in Haringey and where possible, seek to enhance and diversity this biodiversity. The site is heavily overgrown and contains a number of trees as well as dense shrubbery across the entire site. The majority of the trees are self seeded and do not fulfil the criteria for TPO status, however cumulatively the green spaces are of some value, in that they act as a screen and provide privacy to the residents of Corbett Grove. This green buffer provides a barrier both visually and in terms of noise transfer from the nearby railway line to nearby residential premises.

6.4.3 The applicant has provided Ecological Report – Extended Phase 1 Habitat Survey carried out by Baker Shepherd and Gillespie Ecological Consultants. The recommendations of this report state that no further surveys of habitat are considered necessary for the site. The report does also state however that a further survey of the site for reptiles is recommended and further surveys of the trees are recommended in order to assess whether bats are roosting in any of the trees that are due to be removed.

6.4.4 The Ecological Report also states that where possible features of ecological interest should be retained within the development proposals, for example some of the more mature trees along the eastern and western boundaries of the site could be kept, especially those with potential for roosting bats.

6.4.5 All vegetation removal should be undertaken outside of the breeding bird season (March to August inclusive). Japanese knotweed is located in three patches in close proximity in the centre of the site. This would need to be dealt with appropriately in line with Environment Agency guidance.

6.4.6 Therefore, given the recommendations within the Ecology Report, conditions of consent have been attached to ensure compliance with the above.

6.4.7 The SPG also encourages green roofs which are roofs intentionally vegetated to a greater or lesser degree. The Council will welcome any approach which allows for the provision of a green roof while at the same time ensuring that the development is not in conflict with any other policy within the UDP and which results in an aesthetically

pleasing development which has some ecological value. The development proposes to incorporate green sedum roofs to all 8 residential dwellings.

- 6.4.8 Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by: ensuring that when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is provided. Conditions of consent requiring the submission of full details of a proposed landscaping scheme including those trees to be retained and removed, has been including to ensure compliance with this policy. It is particularly important due to the large area of green space between the two sites, as a well designed and maintained landscaping scheme could provide an attractive area for informal recreation and general amenity for the locality.

## **6.5 Access and Parking**

- 6.5.1 Policy M3 state that the Council will require that developments with high trip generating characteristics be located where public transport accessibility is high and the location and building design encourages cycling and walking so that all potential users, regardless of disability, age or gender can use them safely and easily. SPG7a Vehicle and Pedestrian Movements sets out specific guidelines on parking, highways, footways, garaging, access by refuse and emergency services, street trees, furniture and lighting etc.
- 6.5.2 The site is located within the northern part of the borough and indicates a PTAL level of 4 and 5 across the site due to its proximity to public transport options. The site is within 0.2 miles of the Bowes Park Railway Station and 0.35 miles of Alexandra Palace Railway station. In addition, Bounds Green tube station on the Piccadilly line is a 10 minute walk away. Bounds Green Road and Brownlow Road, near Bounds Green Station, provide a number of bus routes. The scheme proposes a total of 9 off street parking spaces (1 space per dwelling plus 1 disabled parking space) and would minimise the impact on both the parking and the adjoining highway network and as such Haringey Transportation Team consider that the proposed development would not have any significant impact on the existing highway network.
- 6.5.3 The car parking area would be accessed from Imperial Road (Housing Estate Road). It should be noted that the highway authority would not be looking to adopt this section of highway as public highway maintainable at the public's expense, as it would only serve this relatively small residential development and does not form a link in the highway network or form a useful extension to an existing highway.
- 6.5.4 Haringey Transportation Team, as the time of the 2009 application questioned the walking distances from the northern part of the site to the car parking area. However due to their proximity to Bounds Green and the high PTAL rating at this part of the site (PTAL 5) it is considered that these dwelling are likely to utilise the public transport options available and the distance to the car park was not considered to be a significant reason on its own to refuse planning permission. Furthermore, there is ample space within the curtilage of each dwelling for the storage of bicycles. In light of the previous approval for a similar scheme Haringey Transportation Team raise no objection to this planning application. As such, the development is deemed to accord with M3 and SPG7a.

6.5.5 The London Fire and Emergency Planning Authority initially raised concern at the time of the 2009 application regarding fire access. They subsequently confirmed that they were satisfied in principle with the use of domestic sprinkler system however would like full details and A1 plans submitted to them for approval. A condition of consent was added to the previous permission requiring full details to be submitted to and approved in writing by the London Fire and Emergency Planning Authority and this written approval from LFPEA sent to the Local Planning Authority, prior to the commencement of works. It is proposed to deal with this application with a similar condition.

## **6.6 Sustainability and Waste Management**

6.6.1 Policy UD2 states the council will require development proposals to take into account, where appropriate a number of environmental considerations including but not limited to pollution effects, water and waste water infrastructure, energy efficiency and renewable energy, waste recycling and storage. In addition, the council will seek that development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage, biodiversity etc. SPG8c encourages the assessment of development in terms of their environmental performance and sustainability.

6.6.2 The dwellings are to comply with Code Level 4 of the Code for Sustainable Homes. The proposed dwellings have incorporated sustainable features such as sedum roofs, energy efficient lighting and external lighting which, where possible, is controlled by timers, daylight sensors or movement sensors, depending on the location. High levels of insulation will be achieved and the kitchens and bathrooms specified will be fitted with water saving flow regular taps. Bathrooms and WCs will also be fitted with dual flush toilets. Solar collectors will be installed on the roofs of the dwellings to aid in supplementing the hot water heating. All the timber to be used for the construction of the development will be sourced from sustainable manufacturers. All of these measures will ensure that proposed dwelling meet the requirements of Level 4 of the Code for Sustainable Homes. A condition of consent will require the scheme to comply with this code level. As such, the scheme is considered to be acceptable under policy UD2 and SPG8c.

6.6.3 In terms of waste management SPG8a states that in any new development consideration should be give to how storage and collection of household and commercial waste and recyclable materials can best be incorporated.

6.6.4 The houses will be provided with separate refuse and recycling storage facilities; 240 litre dustbins for general household waste, green waste and compost, and a green box for recyclable glass and plastic goods and a blue box for paper and cardboard.

6.6.5 The 2 link-detached dwellings (Type C) to the southern end of the site are linked by the bin storage area. The 3 terraced dwellings (Type B) to the southern end of the site each have a single bin store located in the front courtyard area. The northern two semi-detached properties (Type A) and one detached dwelling (Type D) have refuse store for the sole use of those three properties to the southern end of the site adjacent to the parking area.

6.6.6 The waste storage provision is deemed acceptable in principles but would be subject to conditions that the applicant shall provide a written legal agreement that the freeholder/ leaseholder signs which stipulate that the occupants are made aware where their refuse and recycling storage is and that they will not dump in Bounds Green Road. Once this agreement has been signed a copy of this signed document will need to be forwarded to Chris Collings contract monitoring officer Environmental Resources. On this basis, the development is deemed to be in line with policy UD7 and SPG8a.

## **6.7 Planning Obligations – s106**

6.7.1 The Council is seeking the following s106 obligations:

1. An Education contribution of £62,903 based on the formula set out in SPG10c and the most up to date figures.
2. Administration charge of £3145 as required by SPG10a.

The total amount of s106 contribution would be £66048.

## **6.8 Equalities**

6.8.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

## **7.0 SUMMARY AND CONCLUSION**

7.1 The principle of residential use on this backland site is considered to be acceptable and has been established by the previous planning permission HGY/2009/1830. The overall amount of development on the site, density, footprint, bulk, mass and design of the buildings is considered to be acceptable and has incorporated appropriate changes in response to recent Inspectors decision on appeal APP/Y5420/A/11/2157788. The scheme as proposed is considered to result in an acceptable relationship with the adjoining properties with no significant adverse impacts on residential amenity. As such the proposed development is considered to be in accordance with policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD10 'Planning Obligations', HSG1 'New Housing Developments', M3 'New Development Location and Accessibility', M10 'Parking and Development', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents. On this basis, it is recommended that planning permission be GRANTED subject to conditions and s106 agreement.



## **8.0 HUMAN RIGHTS**

8.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

## **9.0 RECOMMENDATION 1**

9.1 That planning permission be granted in accordance with planning application reference HGY/2012/0214 subject to a pre-condition that the applicant shall first have entered into an agreement or agreements with the London Borough of Haringey (under Section 106 of the Town and Country Planning Act (as amended) 1990) in order to secure the Heads of Terms covering Education Contributions.

1. An Education contribution of £62,903 based on the formula set out in SPG10c and the most up to date figures.

2. Administration charge of £3145 as required by SPG10a. The total amount of s106 contribution would be £66048

9.2 To ensure that the s106 obligations are honoured in a full and timely manner, implementation of the s106 obligations will be subject to regular monitoring and target dates will be set where appropriate.

## **10.0 RECOMMENDATION 2**

10.1 GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement in accordance with the approved plans and documentation as follows: Drawing No's: JW347 - 100 REV D; JW347 - 101 REV C; JW347 - 102 REV C; JW347 - 103 REV D; JW347 - 104 REV D; JW347 - 105 REV D; JW347 - 106 REV A; JW347 - 107; JW347 - 108; JW347 - 109 REV A; JW347 - 110 REV D

Subject to the following conditions:

### **EXPIRATION OF CONSENT**

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.

### **IN ACCORDANCE WITH APPROVED PLANS**

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

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.

## LANDSCAPING -

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:

- (a) Those existing trees to be retained.
- (b) Those existing trees to be removed.
- (c) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- (d) 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. Note: The landscaping scheme shall include the provision of one fruit tree per private garden and at least two fruit trees within the communal open space. 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 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.

## TREE PROTECTION

5. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

## HARD LANDSCAPING

6. 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 retain control over the external appearance of the development in the interest of the visual amenity of the area.

## LANDSCAPING – IMPLEMENTATION/MAINTENANCE

8. All landscaping and ecological enhancement works, including planting, seeding or turfing comprised in the approved scheme of landscaping as described in condition “Landscaping – Landscaping Scheme” shall be completed no later than the first planting and seeding seasons following the occupation of the building. Any trees or plants which within a period of FIVE years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of 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: To enhance the appearance of the development in the interest of the visual amenities of the area.

## BOUNDARY TREATMENT

7. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

## EXTERNAL LIGHTING

8. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

## WASTE MANAGEMENT

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. The detailed scheme shall include:

(a) Each house in this proposed development would require the bin storage area to be of sufficient size to accommodate the following: 1 x 240ltr refuse bin, 1 green recycling box, 1 x organic waste caddy and 1 x green waste bag.

(b) Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

(c) If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.

(d) Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.

(e) All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

(f) If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.

(g) Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

(h) Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.

(i) Full details of the waste storage areas including elevation plans, dimensions, and materials shall be provided to and approved by the local planning authority.

(j) The applicant shall provide a written legal agreement that the freeholder/ leaseholder signs which stipulate that the occupants are made aware where their refuse and recycling storage is and that they will not dump in Bounds Green Road. Once this agreement has been signed and a copy of this signed document will need to be forwarded to Chris Collings contract monitoring officer Environmental Resources.

(k) The managing agents are to have a cleansing schedule in place to remove litter from the internal areas of the site, including cleansing of the waste storage area

Reason: In order to protect the amenities of the locality and to comply with Haringey Waste Management requirements.

## NOISE

10. The development hereby approved shall comply with BS8233 with regards to sound insulation and noise reduction.

Reason: In order to ensure satisfactory amenity of future residents of the development.

#### FIRE AND EMERGENCY

11. The applicant shall receive full approval from London Fire and Emergency Planning Authority (LFEPA) with regards to all issued covered by the LFEPA including access for Fire Fighting purposes and the provision and location of dry risers where applicable, prior to the commencement of works.

Reason: To ensure the development complies with all LFEPA requirements

#### ECOLOGY

12. The applicant shall comply with the recommendations set out in the Habitat Survey, produced by Baker Shepherd Gillespie, dated May 2009.

Reason: To ensure the ecological impact of the development is minimised.

#### PERMITTED DEVELOPMENT

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

#### CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

14. The development hereby approved shall not commence until a Construction Environmental Management Plan, including Site Waste Management Plan, Site Management Plan and Construction Logistics Travel Plan, has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include but not be limited to the following: a) Public Safety, Amenity and Site Security; b) Operating Hours, Noise and Vibration Controls; c) Air and Dust Management; d) Storm water and Sediment Control and e) Waste and Materials Re-use. The Site Waste Management Plan will demonstrate compliance with an appropriate Demolition Protocol. The development shall be carried out in accordance with the approved details. Additionally the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to have regard to the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

#### CONSTRUCTION HOURS

15. 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.

## HOARDINGS

16. Prior to the commencement of development full details of a scheme for the provision of hoardings around the site during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works and unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved.

Reason: In order to have regard to the visual amenity of the locality and the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

## CONSTRUCTION DUST MITIGATION

17. No development shall commence until a detailed report, including Risk Assessment, detailing management of demolition and construction dust (based on the Mayor's Best Practice Guidance "The control of dust and emissions from construction and demolition") has been submitted to and approved in writing by the Local Planning Authority. This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring.

Reason: To protect the environment and amenities of the locality.

## CONTAMINATED LAND

18. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- A risk assessment to be undertaken,
- Refinement of the Conceptual Model, and
- The development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

## JAPANESE KNOTWEED

19. Japanese Knotweed has been identified to be present on the site. Japanese Knotweed can be far more extensive than the visible parts on the surface and that the underground parts of the plant may extend laterally up to 7 metres beyond this. Prior to the commencement of work on site, a survey, including any knotweed adjoining the site and full details of a scheme for its eradication and/or control shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of construction.

Reason: In order to ensure the eradication of Japanese Knotweed which is an invasive plant and the spread of which is prohibited under the Wildlife and Countryside Act 1981.

#### ACCESSIBILITY AND LIFETIME HOMES

20. Within the development hereby approved, at least 10% of the residential dwellings shall be wheelchair accessible or easily adaptable for residents who are wheelchair users. In addition, 100% of the dwellings shall be built to meet Lifetime Homes standards, unless otherwise agreed in writing by the Local Planning Authority. Evidence of compliance with the above shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development.

Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.

#### CODE FOR SUSTAINABLE HOMES

21. Prior to the commencement of the development an Independent Sustainability Assessment, in accordance with Building Research Establishment guidelines, demonstrating that the residential properties are to achieve a minimum Level 4 rating under the Code for Sustainable Homes, shall be submitted to and approved in writing by the local planning authority.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development.

#### INFORMATIVE - CRIME PREVENTION

The residential buildings hereby approved shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

#### INFORMATIVE – NAMING / NUMBERING

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.

#### INFORMATIVE - THAMES WATER

##### Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, 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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

### Water Comments

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

### INFORMATIVE – NETWORK RAIL

- All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soak aways must be located so as to discharge away from the railway infrastructure.
- All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.
- All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur.
- Security of the railway boundary will require to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Territory Outside Parties Engineer.
- Although the existing NR fence is adequate in preventing trespass there will inevitably be pressure from the new residents to soften or even attempt to alter its appearance. It should be noted that our fence should not be altered or moved in any way and nothing should be put in place to prevent us from maintaining our boundary fence as we are obliged to do so in law. It is our experience that most developments seek to provide their own boundary enclosure so as to avoid such future problems. It would also help to reduce the impact of railway noise. We would advise that the developer should provide a trespass proof fence adjacent to Network Rail's boundary (minimum 1.8m high) and make provision for its future



maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged

- The Developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

## REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

I. The design, form, detailing and facing materials are considered acceptable;

II. The scheme has been designed sensitively in terms of its relationship with neighbouring properties.

(b) The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD10 'Planning Obligations', HSG1 'New Housing Developments', M3 'New Development Location and Accessibility', M10 'Parking and Development', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents.

# APPENDIX 1

## Consultation Responses

No.	Stakeholder	Question/Comment	Response
1	London Fire and Emergency Planning Authority	<p>The Brigade is not satisfied with the proposals as they are unable to determine from the available plans whether Brigade access is compliant with Approved Document B5 due to the size and scale of the plans. North part appears to be well over acceptable distance of travel so consideration should be given to installation of a domestic sprinkler system. Please also confirm if access provided to North parts from Bounds Green Road whether pedestrian or otherwise.</p>	<p>Noted. The issue will be dealt with via a condition requiring the developer to obtain all relevant approvals from LFEPA prior to the commencement of the development and details of the approval submitted to the Local Planning Authority. This is the same approach as the approved application for this site (Ref: HGY/2009/1830).</p>
2	Thames Water	<p>Waste Comments</p> <p>Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, 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.</p> <p>Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application. Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at <a href="http://www.thameswater.co.uk">www.thameswater.co.uk</a></p> <p>Water Comments</p>	<p>Noted and Informatives Attached</p>

No.	Stakeholder	Question/Comment	Response
		<p>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.</p> <p>Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	
3	Haringey Transportation Team	<p>The application site has a medium PTAL and is within walking distance of Bounds Green underground and Bowes Park rail stations. It is therefore likely that the majority of the prospective residents would use public transport for some journeys to and from the site. The applicant has made provision for car parking at a level that accords with standards set out in the adopted UDP (2006). It is therefore considered that the proposed development would not have any significant impact on parking demand within the immediate vicinity of the site.</p> <p>However, the distance between the houses to the north of the development and the associated car parking spaces is undesirable. It has been noted that a similar proposal was submitted under previous planning application number HGY/2011/0617. Although highway and transportation comments made in response to this application highlighted concerns relating to this distance, it was considered that an objection against the scheme based on this matter alone could not be sustained. The highway and transportation authority would therefore not wish to raise any objection to the above application.</p> <p>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)</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>
4	Haringey Waste Management Team	<p>Wheelie bins must be located no further than 25 metres from the point of collection. The route from waste storage point to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Drop kerbs should be installed as necessary.</p> <p>A &amp; D to travel to use the bin chamber and dispose of their waste appears to exceed 25 metres. The method of collection from the site appears problematic for waste collection and could lead to uncollected waste being left at in accessible locations within the site.</p>	<p>The concerns of Waste Management have been dealt with via a detailed condition (Condition number 9 – Section 10.0 of this report). It should be noted that this issue was also dealt with via a condition on the application which was approved (HGY/2009/1830).</p>

No.	Stakeholder	Question/Comment	Response
		<p>The site will require the managing agents to have a cleansing schedule in place to remove litter from the internal areas of the site, including cleansing of the waste storage area. Clear instruction from the managing agents to the residents of how to dispose of waste in recommended.</p>	<p>Noted and Included in condition 9.</p>
5	Haringey Environmental Health	<p>Request the following conditions of consent:</p> <p>Before development commences other than for investigative work:</p> <p>a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> <li>• A risk assessment to be undertaken,</li> <li>• Refinement of the Conceptual Model, and</li> <li>• The development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p>	<p>Noted and Condition Attached</p>
6	7 Corbett Grove, N22 - Objection	<p>We strongly object to the planning proposal Ref: HGY/2012/0214. Please refer to my previous letter dated 23/11/07 and other petitions of Corbett Grove residents objecting to previous applications stated below.</p> <p>HGY/2007/1081 Refused dated 10/07/07  HGY/2007/2261 Refused dated 08/01/08  HGY/2009/0606/Refused dated 02/06/09  HGY/2011/0617</p> <p>We strongly object to the planning proposal.</p>	<p>Applications HGY/2007/1081 and HGY/2007/2261 relate to the site adjoining 31-34 Corbett Grove N22 8DQ and is not related to the site under assessment in this application.</p> <p>The application HGY/2009/0606 relates to the application site however there are no comments received from 7 Corbett Grove in</p>

No.	Stakeholder	Question/Comment	Response
		<p>We therefore requested that the development be refused as it is contrary to the planning policy.</p>	<p>relation to that application.</p> <p>The application HGY/2011/0617 included consultation comments from 7 Corbett Grove as follows: "We strongly object to the planning application proposal Ref: HGY/2011/0617. Please refer to my previous letter dated 23/11/07 and other petitions of Corbett Grove residents objecting to previous applications stated below. HGY/2007/1081 –Refused dated 10/07/07; HGY/2007/2261 – Refused dated 08/01/08; HGY/2009/0606 –Refused dated 02/06/09. We strongly object to the planning proposal and request that it be refused because it is contrary to planning policy".</p> <p>The resident objects to the application but does not provide specific reasons for the objection. Objection noted.</p>

# APPENDIX 2

## Relevant Planning Policy

## National Planning Policy

### National Planning Policy Framework

PPS1 Delivering Sustainable Development (2005)  
PPS3 Housing (November 2006 and April 2007)  
PPS22 Renewable Energy (August 2004)

## Regional Planning Policy

The London Plan (2011)  
London Housing Design Guide

## Local Planning Policy

### Haringey Unitary Development Plan (2006)

UD1 Planning Statements  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
UD10 Planning Obligations  
HSG1 New housing developments  
HSG4 Affordable housing  
HSG10 Dwelling mix  
M3 New Development Location and Accessibility  
M10 Parking and Development  
OS17 Tree Protection, Tree Masses and Spines

### Haringey Supplementary Planning Guidance and Documents

SPG1a Design Guidance  
SPG5 Safety by Design  
SPG7a Vehicle and Pedestrian Movement  
SPG8b Materials  
SPG8c Environmental Performance  
SPG8d Biodiversity, Landscaping & Trees  
SPG10 The Negotiation, Management and Monitoring of Planning Obligations  
SPG10c Educational Needs Generated by New Housing Development  
SPD Housing

### Local Development Framework

Core Strategy Proposed Submission  
Draft Development Management Policies  
Draft Sustainable Design and Construction SPD (October 2010)



APPENDIX 3  
Appeal Decision  
Refusal of Planning Application HGY/2011/0617  
Appeal Ref: APP/Y5420/A/11/2157788

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## Appeal Decision

Site visit made on 11 October 2011

by **Simon Hand MA**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 October 2011

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**Appeal Ref: APP/Y5420/A/11/2157788**

**Land to the rear of Bounds Green Road, Haringey, London, N22 8DQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Schneck against the decision of the Council of the London Borough of Haringey.
  - The application Ref HGY/2011/0617, dated 23 March 2011, was refused by notice dated 24 May 2011
  - The development proposed is erection of 9 no two storey dwellings, comprising four different house types with a mixture of detached, link and semi-detached properties.
- 

This decision is issued in accordance with Section 56 (2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 18 October 2011

### Decision

1. The appeal is dismissed.

### Main Issue

2. Whether the proposal is cramped and the site over-developed.

### Reasons

3. The site is a narrow strip of land that lies between the backs of various blocks of flats in Corbett Grove and a railway line. A previous application for 6 houses was granted planning permission by the Council in July 2010, and this is an important material consideration. Because of the elongated shape the proposed houses are necessarily dispersed along the site. In the approved application two houses are sited at the northern end of the site (type A), and four grouped at the southern end, either side of a central parking area (type B to the north and type C to the south). This parking area serves all 6 houses, the two isolated northernmost ones having only pedestrian access to Bounds Green Road. They are linked to the parking area by about 50m (more for the furthest house) of footpath.
4. The proposed development is very similar. The two type B houses have been increased to four, and another house (type D) has been inserted into the gap between these and the two type A northern houses, otherwise the details of the proposal are the same. The Council have refused the application for four reasons. The fourth reason, that the development does not meet sustainable code level 4, could be dealt with by conditions.



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This decision is issued in accordance with Section 56 (2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 18 October 2011

### Decision

1. The appeal is dismissed.

### Main Issue

2. Whether the proposal is cramped and the site over-developed.

### Reasons

3. The site is a narrow strip of land that lies between the backs of various blocks of flats in Corbett Grove and a railway line. A previous application for 6 houses was granted planning permission by the Council in July 2010, and this is an important material consideration. Because of the elongated shape the proposed houses are necessarily dispersed along the site. In the approved application two houses are sited at the northern end of the site (type A), and four grouped at the southern end, either side of a central parking area (type B to the north and type C to the south). This parking area serves all 6 houses, the two isolated northernmost ones having only pedestrian access to Bounds Green Road. They are linked to the parking area by about 50m (more for the furthest house) of footpath.
4. The proposed development is very similar. The two type B houses have been increased to four, and another house (type D) has been inserted into the gap between these and the two type A northern houses, otherwise the details of the proposal are the same. The Council have refused the application for four reasons. The fourth reason, that the development does not meet sustainable code level 4, could be dealt with by conditions.

Given that I have already identified its outlook to be compromised, I consider the rear rooms would suffer from a lack of natural daylight and that this would be harmful to amenities of the occupiers.

9. Taking all these issues together, the overlooking of the garden of the easternmost type B, and the small garden, cramped situation and lack of light to the westernmost type B, the proposal does represent over development of the site, contrary to policies UD3 and UD4 and for these reasons the appeal should fail.

*Simon Hand*

Inspector