

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/1868		Ward: Muswell Hill
Address: The Cornerways Ellington Road N10 3DD		
Proposal: Erection of a two storey building comprising of a two-bedroom house		
Existing Use:	Garden/ Storage	Proposed Use: Residential
Applicant: Steven Carson		
Ownership: Private		
DOCUMENTS		
Title		
Design Statement		
PLANS		
Plan Number	Revision	Plan Title
02-100		Location Plan
02-103		Existing Site Plan
02-104		Existing Section
02-105		Existing Section
02-100	A	Proposed Basement Floor
02-101	A	Proposed Ground Floor
02-102	A	Proposed Roof Plan
02-103	A	Proposed Basement
02-104	A	Proposed Ground Floor
02-105	A	Proposed Roof
02-203		Proposed Elevation from Ellington Road
02-204		Proposed Elevation from Cranley Gardens
02-205	A	Proposed Elevation from Cranley Gardens
02-206	A	Proposed Elevation from Ellington Road
02-200	A	Existing/ Proposed Street Elevation
02-201	A	Existing/ Proposed Street Elevation
02-201	A	Proposed Section A-A
02-301	A	Proposed Section B-B
02-117		Photomontage
Case Officer Contact: Matthew Gunning P: 0208 489 5280 E: matthew.gunning@haringey.gov.uk		

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SUMMARY OF REPORT: The application is for the erection of a two-storey building (lower ground and ground floor) to accommodate a 1 x 2 bedroom unit on a triangular shaped site located on the northern side of Cranley Gardens at the junction with Ellington Road. This application follows on from previously refused schemes and represents a reduction in the height and footprint relative to the scheme dismissed on appeal in 2007. The new house will be of contemporary design and due to its low profile and the way it will be hidden behind landscaping it will not be highly visible and will not compete with the surrounding buildings which inform the character of the area. The scheme has been further amended from that initially submitted. The position, scale, mass and detailing of the revised scheme has been carefully considered to create a more discrete building which will not adversely affect the building pattern and line on Cranley Gardens and Ellington Road. The building as now proposed is more subordinate to that previously refused. As such the proposal achieves an acceptable relationship within the streetscene. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers and will not adversely affect parking conditions in the immediate surroundings.

1.0 SITE PLAN



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Site plan The Cornerways, Ellington Road, N10 3DD

HARINGEY COUNCIL
**Directorate of
Place &
Sustainability**

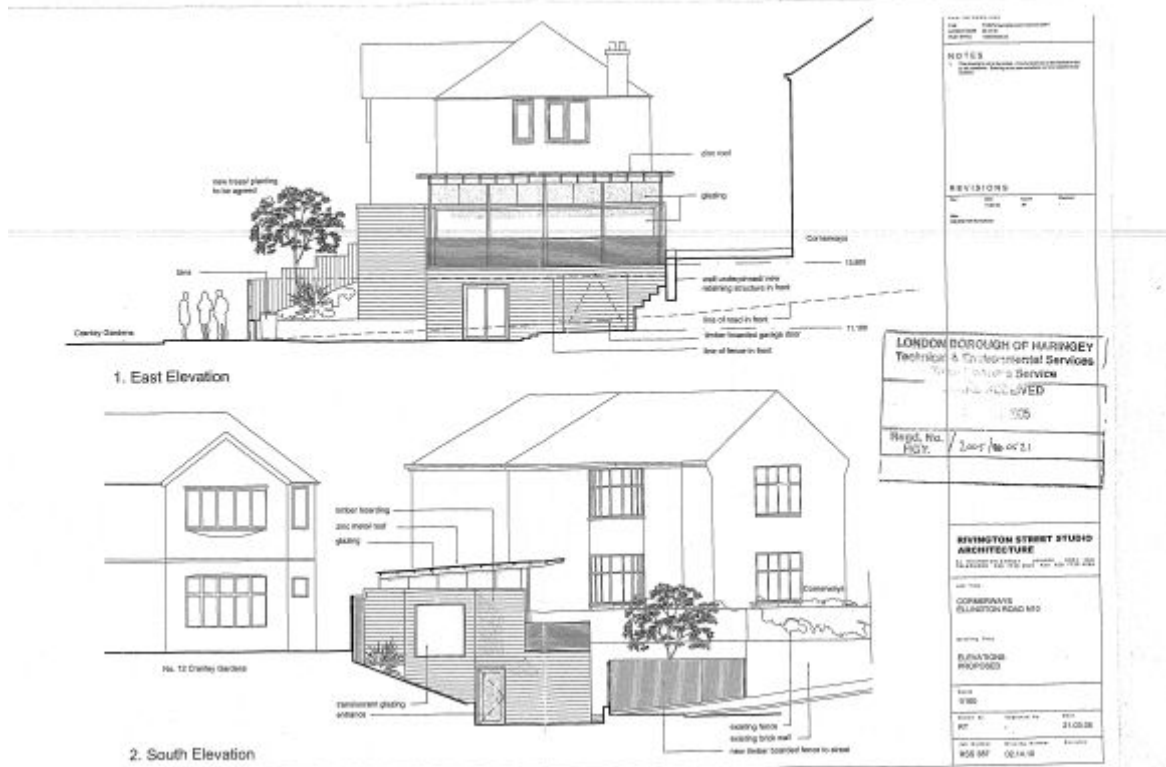
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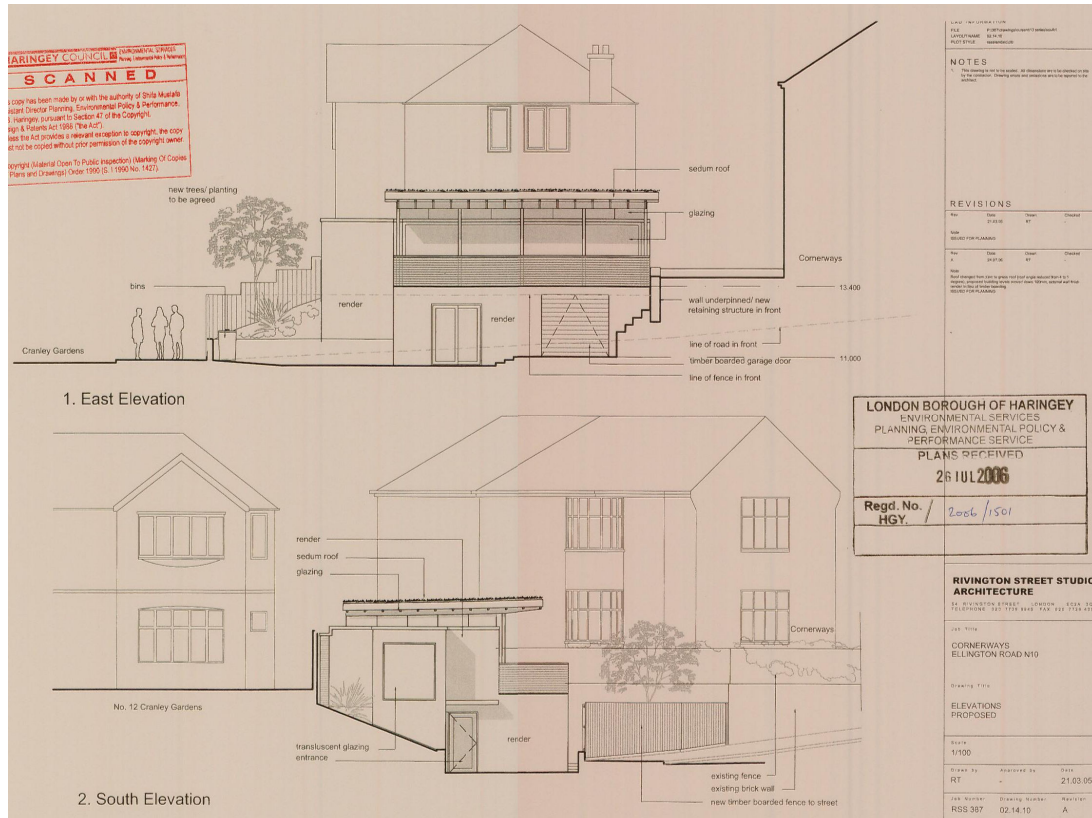
2.0 IMAGES



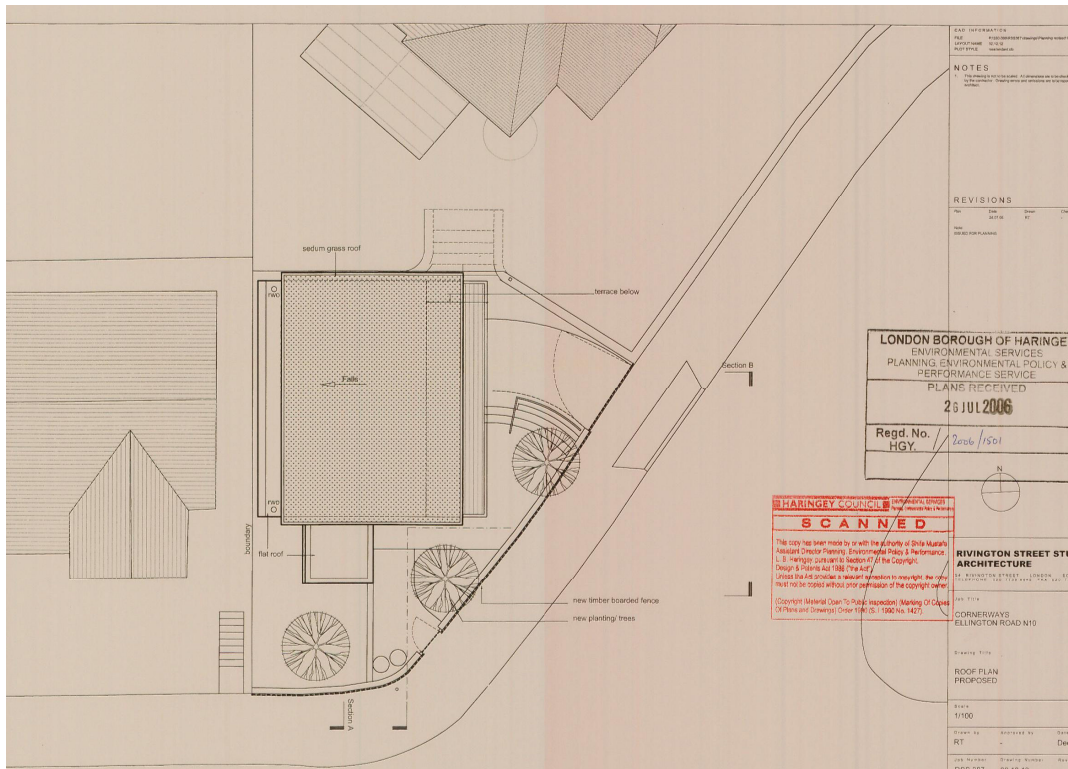
Existing Street Views



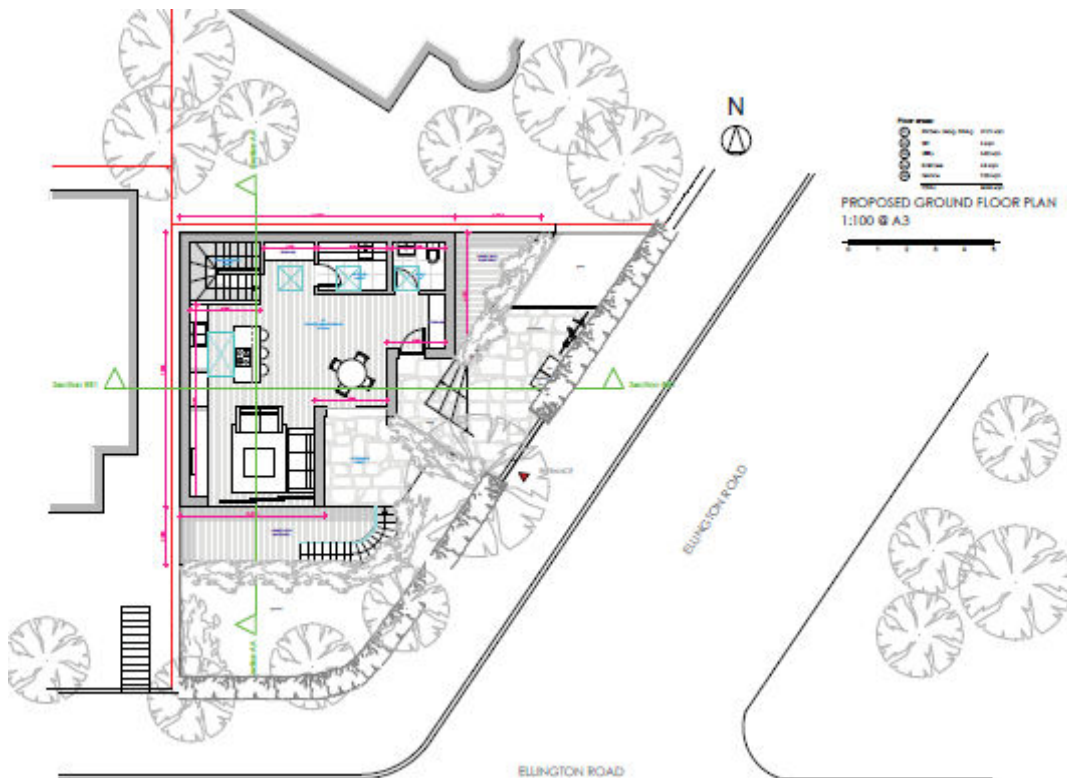
2005 Application (Refused) – Proposed Elevations



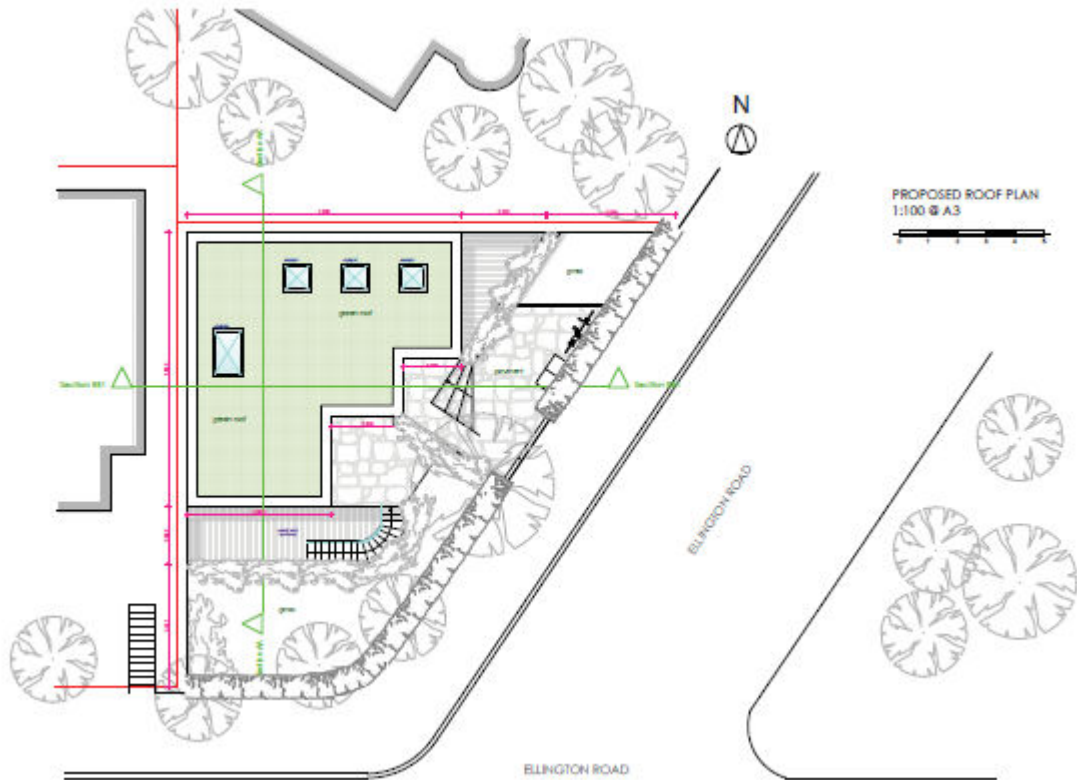
2006 Application (Refused & Dismissed on Appeal) – Elevations



2006 Application (Refused & Dismissed on Appeal) – Roof Plan



Proposed Ground Floor



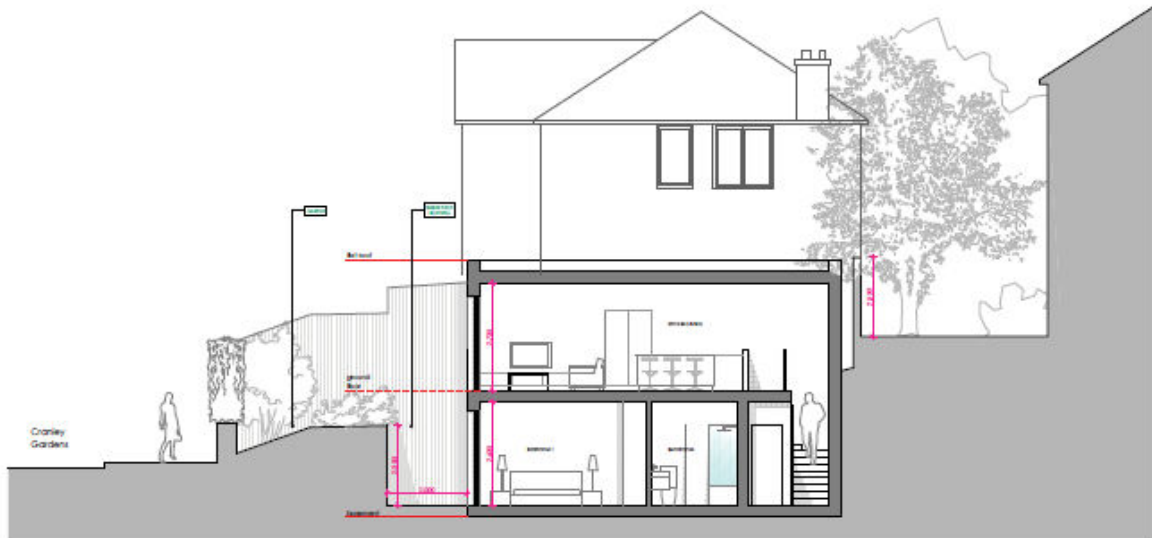
Proposed Roof Plan



Proposed Elevation from Ellington Road



Proposed Elevation from Cranley Gardens



Proposed Section



VIEW SHOWING EXISTING STREET SCENE



VIEW SHOWING STREET SCENE IN PREVIOUS APPLICATION



VIEWS SHOWING STREET SCENE IN CURRENT APPLICATION



NEW MODERN PAVING

LIVING WALL

Photomontages of Previous and Current Scheme

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is a triangular shaped site located on the northern side of Cranley Gardens at the junction with Ellington Road. The site originally formed a side garden to Cornerways, a detached two-storey property located on the left hand side at the start of Ellington Gardens. Part of the garden is now separated from the main house and can be distinguished from the rest of the garden by the drop in ground level and also by the presence of a dividing fence. The site contains a garden shed.
- 3.2 There is substantial difference in levels between the highway/ footpath and the back of the site. Properties along the northern side of Cranley Gardens and the left hand side of Ellington Road, sits above street level. The properties along these roads have small front gardens which are contained behind a combination of low boundary walls and vegetation.
- 3.3 Cranley Gardens and Ellington Road is an eclectic mixture of building styles, types, ages and materials; dating from late Victorian period to typical suburban housing of the inter war period. The application site does not fall within a conservation area.

4.0 PROPOSAL

- 4.1 The application is for the erection of a two-storey building (lower ground and ground floor) to accommodate a 1 x 2 bedroom unit. The scheme has been amended from that initially submitted, incorporating the following changes:
- Removal of the off street parking which has enabled the garden/ amenity space to increase;
 - Reducing the scale of the lower ground / basement courtyard to increase space for landscaping to surround the scheme;
 - Removing glazed areas of wall facing onto Ellington Road which have been replaced with solid walls that will accommodate green 'Living Wall' treatment to compliment the hedgerow that will be reinstated along the perimeter boundaries.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/1992/0590 - Removal of one Silver Birch tree (subject to Tree Preservation Order). – Approved 28-07-92

HGY/1996/0229 - Erection of ground floor rear and side conservatory extension and first floor rear extension. – Withdrawn 16-07-96

HGY/1996/1240 - Erection of two storey rear extension and ground floor side conservatory extension – Approved 12-11-96

HGY/1992/0696 - Formation of vehicular crossover to a classified road – Withdrawn 14-08-92

HGY/2002/0441 - Felling and replacement of 2 false Acacia (TPO – Approved 21-05-02

HGY/2005/0521 - Erection of a two storey building comprising a 1 bed house with garage, within front / side garden. – Refused 10-05-05

HGY/2006/1501 - Erection of 1 x 2 storey one bedroom dwelling with integral garage within front / side garden – Refused 19-09-06 – Dismissed on Appeal July 2007.

HGY/2010/2271 - Demolition of existing 2 x sheds and erection of garage / workshop – Withdrawn 26-01-11

5.2 Planning Enforcement History

None

6.0 **RELEVANT PLANNING POLICY**

6.1 National Planning Policy

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

6.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments

6.3 Unitary Development Plan

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD2 Sustainable Design & Construction
UD3 General Principles
UD4 Quality Design
HSG1 New Housing Development
HSG9 Density Standards
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines

6.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
'Housing' SPD October 2008
SPG7a Vehicles and Pedestrian Movement

SPG8b Materials
SPG9a Sustainability Statement

6.5 Other

Haringey Local Development Framework – Draft Core Strategy (Submitted for Examination March 2011)
Haringey Draft Development Management Policies (Published for Consultation May 2010)
Haringey ‘Draft Supplementary Planning Document on Sustainable Design and Construction’
Mayor of London ‘London Housing Design Guide’ 2010

7.0 **CONSULTATION**

Internal	External
Ward Councillors Transportation Group Waste Management Building Control Trees	<u>Amenity Groups</u> Muswell Hill/ Fortis Green Residence Association Cranley Gardens Residents Association <u>Local Resident</u> 8, 8a, 10, 12, 14a, 14 Cranley Gardens 1, 3, 5 Ellington Road 23 -47 Cranley Gardens

8.0 RESPONSES

London Fire & Emergency Planning Authority

8.1 The brigade is satisfied with the proposal.

Ward Councillor

8.2 Cllr Bloch – “This is the 4th application for the site plus at least one appeal to the planning inspectorate. If this site is going to be built on it needs to be in keeping with the area. It is out of character with the road - both Cranley Gardens and Elliptin Road are predominantly 2 storey semi-detached properties while this would be single storey above ground detached building. Also the creation of a driveway would take away road parking. If you are minded to recommend this application I would like it to come to the planning committee for decision”.

Transportation

8.3 The application site has a low PTAL and is served by the 43 and 134 bus routes, which provide links to Muswell Hill Broadway and Highgate underground station with a two-way frequency of 44 buses per hour. It is likely that some of the prospective residents would use public transport for some journeys to and from the site. However, it is also likely that prospective residents would use a private vehicle for such journeys.

8.4 The site is not located within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure. Notwithstanding this, the application includes the provision of a single parking space. There is a concern regarding the lack of visibility from the existing vehicular access.

8.5 However, it is considered that this issue could be addressed by limiting the height of the front boundary to 1.05 metres and extending the double yellow lines to the north east of the site by 5 metres to improve visibility in this direction. There are no highway and transportation objections subject to the imposition of the following conditions:

1. A visibility splay within which nothing above 1.05 metres in height shall obstruct visibility along the footway to the south west of the site will be provided and maintained thereafter. Reason: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians or vehicles.
2. Prior to the occupation of the development hereby permitted the double yellow lines fronting the site access shall be extended by 5 metres to the north east of the site. Reason: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of vehicles.

Transportation (additional comments)

- 8.6 The applicant has submitted revised plans indicating the removal of the proposed off-street car parking space. However, the parking requirement for the above proposal is negligible and the site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure. It is considered that the proposal is unlikely to result in any significant increase in traffic generation or parking demand. Therefore, there are no highway and transportation objections subject to the imposition of the following condition:

1. Prior to the first occupation of the development hereby permitted, the redundant crossover shall be removed and the footway shall be re-instated. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Reason: In the interests of highway safety and to maintain pedestrian amenity.

Waste Management

- 8.6 The application for the proposed development does not include information for waste storage arrangements. This proposed 1 bedroom development will require storage space for a standard kerbside collection full set.

Cranley Gardens Residents Association (initial objection)

- 8.7 "The application site has an Ellington Road address however the proposed new house would visually form part of the Cranley Gardens streetscene. The planning history of Cornerways includes a refused planning application and dismissed appeal for a one bedroom house. We see no reasons why the decision for the current application should not be consistent with those arrived at in the past, particularly because although this one is also described as a 1 bedroom house, the drawings show it as a three bedroom family house. We therefore urge Haringey Council to refuse this application too.
- 8.8 A difference from the previous applications is that the red-lined application site in this case is smaller. Consequently this proposal represents more intensive development and its concrete footprint covers most of the prominent application site on the junction of Ellington Road and Cranley Gardens. The landscaping indicated on the drawings is misleading because some is from the adjacent gardens, particularly Cornerways. Cornerways is however outside the curtilage of the site being assessed for this application.
- 8.9 Although due to the mix of buildings, Cranley Gardens does not enjoy conservation area status, the characteristics of the Cranley Gardens neighbourhood are nevertheless cherished. These include the pattern of houses being arranged in runs developed at different periods. The design of the proposed new house would disrupt that pattern. Whereas all the other houses

at the top of Cranley Gardens blend in with runs, the proposed one would be strikingly out of keeping.

- 8.10 We envisage that looking up the hill the proposed house would have the appearance of being a two storey one, but out of step as well as in a contrasting design to the other two storey houses. This too would harm the character and appearance of this part of Cranley Gardens because the existing runs of houses are all stepped evenly down Cranley Gardens corresponding to the smooth gradient of the escarpment.
- 8.11 Another characteristic of the street is the fringe of soft landscaped front gardens which partially screen and partially frame the houses. The drawings for this application do show proposed hedges along the line of junction with the public footway, but we question how realistic they are. We envisage that the hedges and trees indicated in the drawings would possibly not thrive in the constrained planting spaces shown, and even if they did, would not be easily maintainable. In our view, the proposed development would be a monstrous, unattractive and incongruous blot on the streetscape, with very little opportunity for screening it with planting.
- 8.12 No space for storage of waste containers is planned. Domestic waste collection in the neighbourhood of the application site is all from within the curtilage of houses, and it would have a detrimental impact on a wider area to add a house with no room other than the public footway for collection of waste containers.
- 8.13 Parking problems in the neighbourhood would be exacerbated due to a net loss of off-street parking. (The proposed new house would occupy the parking space which was built for Cornerways so extra cars would use the on-street parking thus increasing the pressure on that.) The adverse impact on the living conditions of the residents of the existing dwellinghouse which the new one would abut was cited as the main reason for the last appeal being dismissed. This new proposal is equally unneighbourly. 12 Cranley Gardens is specifically designed to be the end house in a string of semis built in about 1920. The flank side has the windows for the most used rooms which would be greatly overshadowed by the raised wall as shown on the plans. We urge Haringey Council to protect the amenity of the residents of 12 Cranley Gardens by refusing this application”.

Cranley Gardens Residents Association (objection on amended plans)

- 8.14 “Lack of external amenity space - The amendments do not adequately address this concern. The red-lined area of the location plan shows that contrary to Haringey Council’s policy the site is too small for the size of family house proposed. There is still insufficient external amenity space. A concern is that the green roof would end up serving as an external amenity space and this would be overly intrusive for occupants of the adjacent house, 12 Cranley Gardens. As can be seen on a site visit, there is no space for any screening to prevent overlooking. This was a reason for dismissal of an appeal for a similar application, and has not been addressed by the current proposal.

- 8.15 Inappropriate green roof - The site is a very sunny south-facing spot which would make a green roof dependent on maintenance. A solar panel would be a preferred sustainable alternative. Although not attractive, a solar panel would conflict less with the amenity of the adjoining owners house in Cranley Gardens, would be in the spirit of the National Planning Policy Framework, and could prevent the risk of the green roof changing to a roof garden in a few increments.
- 8.16 Adverse impact on the character and appearance of Cranley Gardens streetscene - The amended application is still for a two storey three bedroom family house almost filling a constrained plot. From the drawings it appears that the house will be slotted into a wedge cut out of the hill slope and remain well screened from the street by the higher ground to the front. Yet a gate is shown opening onto Cranley Gardens. That street level gate must lead to the house. Realistically this proposal would surely appear as a prominent house with very little screening from the street. The ratio of building footprint to space around, and the gradient of the site, will limit the likelihood of screening by the street frontage being achieved.
- 8.17 Harm to on-street parking provision - Most houses in this part of Cranley Gardens have no off-street parking and rely on on-street parking provision. The HGY/2011/1868 proposal as amended now has no off-street car parking provision either. If granted, this proposal would compound the lack of off-street parking by increasing the number of cars parked locally (probably by four, two each for Cornerways the new family house). Increasing the length of the yellow line could further exacerbate the impact on parking pressure locally. I request that Haringey Council refuses this application even with the amendments. If Haringey Council were however minded to grant permission please could a solar panel be substituted for the proposed green roof. Alternatively please ensure that permission is subject to a schedule of robust, enforceable conditions:
1. prevent the installation of rails on the roof
 2. prevent the roof of the proposed house ever being used as an external amenity space
 3. require a soft-landscaped buffer strip between the house and the street including shrubs and trees.

Local Residents

- 8.18 Letters of objection have been received from the residents of the following properties – 5, 8a, 8, 10, 47 Cranley Gardens and 1 Ellington Road and are summarised as follows:

Character, Design & Form

- Out of character with road: the building would be out of character for both Cranley Gardens and Ellington Road, which comprise predominantly semi-detached properties;

- An ultra modern house would in this specific location be totally out of character;
- Proposed modernist cubist block bungalow shares neither materials nor shapes with anything that surrounds it;
- Building comes very close to the pavement, which is again very out of Character with the area;
- Overdevelopment of the plot/ 80% of site area;
- Building is forward of the Ellington Road building line;
- Building will be uncomfortably visible after completion;
- Glass frontage of the property is ugly and will be intrusive – the glass will reflect light creating a bright shiny incongruous building totally out of keeping with the vernacular of the immediate area;
- Infill building is not compatible with the Haringey UDP;

Impact on Amenity

- Noise pollution - proposed property would simply contribute to the noise level;
- High boundary wall would appear overbearing, producing a dark narrow alley way;
- Noise and disruption associated with construction;
- Building will be too close and too high having an adverse impact on light to No 12;
- Loss of daylight and sunlight to No 12 Cranley Gardens;
- The proposed roof is level with and less than 2 Metres from the bathroom and corridor windows of 12 Cranley Gardens. If used as a recreation space then the privacy and peace-of-mind of the occupiers of 12 Cranley Gardens would be badly affected.

Access, Safety & Parking

- Increase demands on what is already limited parking space;
- Creation of a driveway would pose a hazard for school children that walk across the road;
- Dangerous nature of having a car port on the corner;
- Hazard to road users;
- Substantial increase of vehicular traffic in and out of the site;
- Permanently extending the double yellow line on Cranley Gardens would exacerbate the on-street parking pressure in perpetuity;
- On-street parking provision at the top end of Cranley Gardens is under pressure due to the ratio of dwellings to houses, and likewise flats above the shops in Muswell Hill Road where double yellow and zig zag lines, and a bus stop limit the availability of off-street parking;
- Decision makers are strongly urged to visit the site after 7pm in the evening when the pressure on local parking spaces will be very clear;

Environmental Issues

- Loss of green space – a potentially attractive garden;
- There is a history of water courses and underground springs running off Parkland Walk – a hydrology report should be submitted;
- No refuse storage included/ contrary to the adopted SPG8a;

Other

- Significant excavation - digging the basement/lower ground floor could effect the foundations of the adjoining property;
- Unacceptable risk to the stability of No's 10 & 12;
- Persistent issue with ground water seepage onto street pavement, such deep excavation below street level could exacerbate the problem;
- Reasons for rejecting the previous appeal are still valid;
- The proposal is for 2 bedroom house and not a 1 bedroom unit; the drawings clearly show what may be a third bedroom/ labelled as a 'study'.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The current application leads on from three previous applications for the erection of a dwelling on this site, two of which were refused by the Local Planning Authority and one withdrawn. One of the refused applications was later dismissed on appeal (July 2007) by the Planning Inspectorate/ Secretary of State. The reasons for dismissing this appeal are discussed further on in this report. The main issues in terms of the current application are considered to be:

- the principle of a residential dwelling on this site;
- design and form of the new dwelling;
- size and quality of the residential accommodation;
- impact on the character and appearance of the area/ streetscene;
- impact on residential amenity;
- transport and parking;
- sustainability.

Background

9.2 As noted above planning application ref: HGY/2006/1501 was dismissed on appeal. The Appeal Decision is attached in Appendix 2. The Inspector considered the main issues to be; (1) The character and appearance of the surrounding area and (2) the living conditions of the occupiers of No 12 Cranley Gardens, with particular regard to outlook, daylight and sunlight.

9.3 The Inspector made reference to SPG1a:

“SPG1a provides that the new development should take into account the pattern of arrangement and size of buildings and their plots and that buildings should be in scale with adjoining buildings. Where uniform building height is part of the character of a street it will not normally be appropriate to permit abrupt variations in the general roof line or eaves line”.

9.4 The Inspector went onto to say that:

“The area is characterised by traditional two-storey houses whereas the proposal would be a flat roof which would be about 6m lower than Cornerways and 12 Cranley Gardens. It would be set within a small sloping site and be of a considerable smaller scale than surrounding properties”.

9.5 On the issue of design the Inspector recognises that “gables and double bays form an important visual element of the area which the design of the proposal fails to reflect.” The Inspector had concern about the impact on the building line and that the ‘projection would likely undermine the uniformity regularity and coherence of the street scene’. The Inspector stated that:

“Although the proposal would be in line with the Buildings on Cranley Gardens, it would project in front of the building line of Ellington Road at ground level. For all of these reasons I consider that the proposal would appear incongruous in the street scene and would not complement the character of the surrounding area. Moreover, I agree with the Council that its situation on a corner plot would increase its prominence in the street scene.”

9.6 The Inspector concluded that:

“In my view, as a result of its design, height scale and location the proposal would appear out of keeping with the surrounding area. It would cause significant harm to character and appearance of the area and would be contrary to contrary to UDP policies UD3 & UD4 and to the advice in SPG1a. Although I accept that the site constitutes previously developed land, in this case I consider that the harm which I found outweigh the need to made efficient use of the land”.

9.7 On the issue of the impact on the living conditions of the occupiers of No 12 Cranley Gardens the Inspector made the following observations:

“I accept the proposal at its closest would be about the height of the fence” however went onto note “given the proposal would rise to about 2.9m only about 2.4m away from the windows I consider that it would appear overbearing and would lead to a material decrease in the amount of daylight reaching these windows. Due to the orientation of the properties I consider that it would also result in a material reduction in sunlight. The proposal would be unneighbourly. I conclude therefore the proposal would cause significant harm to the living conditions of the occupiers of No 12 Cranley Gardens”

Principle of a residential dwelling

9.8 The application site is located in an established residential road with a variety of housing types ranging from late Victorian, early 20th century to some more modern houses (four new houses known as Treeside located at the top of Cranley Gardens and a row of seven new houses on a steeply sloping on Connaught Gardens).

- 9.9 In terms of the loss of this open space the Inspector viewed this issue to be ‘insufficient to dismiss the appeal’ and recognised that the site did not “amount to a wooded or rural form of enclosure and that landscaping would be provided as part of the proposal”.
- 9.10 The Inspector stated that the “site constituted previously developed land”. It is recognised that the revisions to PPS3 ‘Housing’ of June 2010 reclassified such sites as greenfield land (they were formerly considered to be ‘previously developed’, or ‘brownfield’, land). This was intended to remove the in-built presumption in favour of development of garden sites, which was applied to all ‘brownfield’ land under the previous version of the guidance. The new NPPF, which supersedes PPS3, makes reference to resisting development on garden site.
- 9.11 Paragraph 53 of the NPPF states that “local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”. The thrust of such a policy is however not to prohibit development on such sites, but rather to allow local authorities to introduce policies to control such development where it would cause harm to the local area. As discussed further on in this report the scheme proposed is well integrated into its surrounding in terms of scale, layout and use of landscaping. Officers consider the siting, scale and design of the proposed dwelling to be acceptable resulting in a relatively discrete feature within the streetscene. The building does not attempt to mimic design and proportions of the adjoining properties, as such an approach would create a larger/ more dominant building form. The mass of the proposed building will be clearly subservient to the traditional suburban housing, which inform the character and appearance of the area.
- 9.12 While recognising the comments within the previous appeal decision on the issue of design, Officers would also point out that a new design building of high quality can sit alongside historic buildings rather than just directly imitating earlier styles. This was specifically recognised in previous national planning policy document PPS5 ‘Planning and Historic Environment’. The design and form of the building, in addition to the landscaping proposed to the front and side of the building, addresses and responds to the character of the site; which Officers view as being a green edge to the street and an appropriate termination/ junction between Cranley Gardens and Ellington Road.
- 9.13 Bearing in mind the points outlined above and bearing in mind the proposal would meet the criteria set out in policy HSG1 ‘New Housing Development’ there is no in principle objection to the creation of a dwelling unit on this site. The density of the proposed development would fall below the density range of 150-250 habitable rooms per hectare and as such would be in accordance with policy 3.4 of the London Plan.

Design, Form & Layout

- 9.14 UDP Policy G2 states that “Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment”. Similarly policy UD4 “Quality Design” states that any proposal for development will be expected to be of high quality design. The spatial and visual character of the development site and surrounding area/street scene should be taken into account and positively address urban grain and enclosure; building lines; form, rhythm and massing; layout, height and scale; landforms, soft and hard landscape, trees and biodiversity; fenestration; architectural style, detailing, materials; historic heritage; living frontages and public realm; identified local views; designing out crime and walkability. SPG1a “Design Guidance” supports the intent of policy UD4.
- 9.15 In general new development and infill buildings should create, preserve or enhance enclosure to the street scene and create enclosed overlooked urban spaces. Developments should aim to create or follow either an urban form of enclosure in which buildings dominate, or a rural form of enclosure dominated by trees and planting.
- 9.16 Where uniform building height is part of the character of a street it will not normally be appropriate to permit abrupt variations in the general roof line or eaves line, while in other areas irregular building height might be acceptable
- 9.17 The proposed dwelling will be of an irregular shape and will be sited along the western boundary of the site (next to No 12 Cranley Gardens) and the northern/rear boundary of the site. The northern and western elevations of the building will both measure 9.5m in width. As pointed out above the lower ground floor will be sunken into the site.
- 9.18 The building will be sited 6.2m back from the back edge of the pavement on Cranley Gardens. A sunken lightwell area measuring 2m in depth will be created along the Cranley Garden frontage of the building. This south facing courtyard will provide light the lower ground floor accommodation.
- 9.19 The set back of the building onto Ellington Road will vary given the manner in which the building will step along this frontage. The stepping of the building form along this frontage represents an important change in comparison to the previously refused schemes. The other changes to the current application, namely the removal of the off-street parking space to allow for additional screening and removing the glazed elements and replacing them with a green wall, represent significant changes to the previously refused scheme. A second lightwell will be created along the Ellington Road frontage.
- 9.20 The building will sit at the same height as the side boundary fence with No 12 Cranley Gardens. The overall height and mass of the structure has been minimised by sinking the structure and by limiting the height of the building to that of the garden fence of the adjoining property. This change in the height of the structure will make it a more discrete and low profile feature within the streetscene. This is an important change and material consideration compared to the previously refused/ dismissed scheme.

- 9.21 The exterior of the building will be faced in a grey render and will have high levels of glazing (double glazed, aluminium framed/ dark grey finish windows). Officers have however asked for brick to be used as opposed to render as brick will be a more discrete and sympathetic facing material. The proposed building will have a green roof with associated conditions to require details of the construction, planting and maintenance and its retention. In addition a green wall is proposed along part of the Ellington Road frontage. The modern design and choice of materials in this case is considered appropriate given character and context of the road. The dwelling will be surrounded by a brick plint wall with hedge above and timber finish gate.
- 9.22 Overall the building form, its positioning, height and the associated landscaping proposed will respect the open nature of the site and the break it affords between the adjoining two-storey properties on Cranley Gardens and Ellington Road. As such the proposal is considered to be in accordance with policies UD3 'General Principles' and UD4 'Quality Design' and SPG1a 'Design Guidance'

Layout/ standard of accommodation

- 9.23 The residential unit will have a gross internal floorspace of 130 m² and is well in excess of the floorspace minima for a two-bedroom dwelling as set out in the Council's Housing SPD and the London Plan.
- 9.24 The private amenity space will be well in excess of the 50sq.m required for a family size dwelling (Garden with terrace – 80m²/ Lightwell on the front – 14.5m²/ Lightwell on the back – 6.5m²).
- 9.25 The widows of this dwelling unit will have an east and south facing aspect. The house will have living room accommodation at ground level with bedrooms at lower ground level. A number of rooflights will also be provided.
- 9.26 The positioning/ orientation of the dwelling as well as the incorporation of a high degree of glazing relative to floor area will ensure an adequate amount of daylight and sunlight is receivable to this dwelling unit. Overall this new dwelling will provide an acceptable standard and quality of accommodation for future occupiers.

Impact on the character and appearance of the area

- 9.27 The application site is located on a prominent corner at the junction of Cranley Gardens and Ellington Road. The established character to the northern side of Cranley Gardens in question is mainly of semi-detached houses of similar but design but not strict uniformity. The extensive greenery to the front of these properties with the changing gradient and stepped pathways leading up to their front doors contribute significantly to the quality of the street. The nearby section of Ellington Road has less uniformity.

- 9.28 While the proposed building it is not of the same scale and design to the dwellings immediately surrounding it, its form and associated landscaping are considered sensitive to the nature of the site achieving an acceptable relationship with adjoining and neighbouring properties.
- 9.29 The building form will not be highly visible within the streetscene and therefore the proposal would not detract from the openness/ gap the site currently offers, and which serves as a satisfying termination to this run of similar buildings on both Cranley Gardens and Ellington Road. Given the manner in which the building will be sunken into the site and kept substantially lower than the next door properties, in addition to the landscaping proposed, the proposal will not adversely affect the spatial and visual character of the site.
- 9.30 In this case the building proposed does not compete with the two-storey properties surrounding it, and importantly the height, form and footprint of the building has changed from the schemes previously refused. Given the comments outlined above the proposed development is considered to be sensitive to the character and appearance of the area.

Impact on residential amenity

- 9.31 In terms of the previous application the Inspector did not consider that "the amenity of the adjoining occupiers of No 12 Cranley Gardens would affect the residential amenities to the occupiers of the adjoining property. The Inspector stated that the previous scheme "would appear overbearing and would lead to a material decrease in the amount of daylight reaching these windows".
- 9.32 As pointed out above the height of the building has been further reduced. The building will sit at the same height as the side boundary fence with No 12 Cranley Gardens. Limiting the height of the building to that of the garden fence of the adjoining property means that the structure will not affect daylight, sunlight and outlook from the existing ground and first floor windows to this property.
- 9.33 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Transport and parking

- 9.34 The application site falls within a PTAL 2 area and is approximately 1km of Highgate Tube Station. The site is within walking distance of a number of bus connections. The proposal initially provided one off street car parking space to be allocated to the new family size dwelling. This space has been removed in order to provide more landscaping to the front of the site and in part on safety grounds. Secure cycle spaces will be provided on site.

9.35 The Council's Transportation Officers consider the loss of this off street space to negligible and the site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering from high on-street parking pressure. Given the size of this unit it is considered that the proposal is unlikely to result in any significant increase in traffic generation or parking. As outlined above the LPA will require existing crossover onto Ellington Road to be removed.

Sustainability

9.36 Within the NPPF, the adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability to be incorporated into the design of residential units. In the case of the proposed scheme:

- can achieve high U value through the thermal mass (use of masonry blockwork inside the brickwork);
- will benefit from passive solar gain;
- will have good natural ventilation and natural light;
- can incorporate PV panels on the flat roof or air source heat pumps;
- will have a green roof which will reduce heat gain and losses; refuse surface water run off and reduce building maintenance, in addition to providing an ecological habitat;
- will provide secure cycle parking;
- will have adequate space for recycling bins (as shown on the plans);

9.37 Overall the proposed scheme is considered to be of sustainable design and represent a beneficial use of this land.

Construction Related Issues

9.38 The Geological Survey map of the area indicates that the site should be underlain by London Clay which is considered suitable to accommodate basement development. It is noted that basement development has been successfully complete at a number of sites in the immediate vicinity.

9.39 The architect for the scheme indicates that the structural methodology for the creation of the sub basement is not complicated and will not adversely affect the amenities of neighbouring residents. He makes reference to a recently completed scheme at Fairfield Road in Crouch End, where a new house was built with a basement and ground floor and which is surrounded by existing dwellings on 3 sides.

9.40 A number of residents have raised concern regarding the basement excavation and impact on foundations/ structural stability and the water course. Regarding the issue of construction works affecting neighbouring properties this is a civil matter between the two parties and dealt with by party wall agreements. In this case a condition will be attached to the planning consent seeking a Construction Management Plan (CMP) to be submitted prior to construction. Such a report will need to show how the works can be

successfully managed without undue impact on the highway network, the structural stability of neighbouring properties and the amenities of neighbouring residents.

- 9.41 Regarding the issue of the water table, as per studies carried out by other London LAs it is accepted that sub-surface conditions are unusually adversely affecting by basement development as flowing groundwater will usually simply find an alternative route when it meets an underground obstruction, and static groundwater will re-distribute itself. It is therefore likely that, in general, the effect of a new basement on groundwater levels is expected to be relatively small, and may be less significant than natural seasonal or other variations in the groundwater table. However, in order to fully understand the impacts a hydrological and hydro-geological report will be required to be submitted to the LPA. Such investigations are typically carried out prior to construction to confirm the ground conditions, for the purpose of foundations and retaining wall design.

Planning Obligations

- 9.42 The proposal will also be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £4,550.00(130 sq.m x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

10.0 HUMAN RIGHTS

- 10.1 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.

11.0 EQUALITIES

- 11.1 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.

12.0 CONCLUSION

- 12.1 The application is for the erection of a two-storey building (lower ground and ground floor) to accommodate a 1 x 2 bedroom unit on a triangular shaped site located on the northern side of Cranley Gardens at the junction with Ellington Road. This application follows on from previously refused schemes and represents a reduction in the height and footprint relative to the scheme dismissed on appeal in 2007. The new house will be of contemporary design and due to its low profile and the way it will be hidden behind landscaping it will not be highly visible and will not compete with the surrounding buildings which inform the character of the area.
- 12.2 The scheme has been further amended from that initially submitted. The position, scale, mass and detailing of the revised scheme has been carefully considered to create a more discrete building which will not adversely affect the building pattern and line on Cranley Gardens and Ellington Road. The building as now proposed is more subordinate to that previously refused. As such the proposal achieves an acceptable relationship within the streetscene. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers and will not adversely affect parking conditions in the immediate surroundings
- 12.3 As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION

Applicant's drawing No.(s) 1868/02-100, 1868/02-101-117 Incl.

Subject to the following conditions

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. In particular the building heights and levels as specifically shown on the approved drawings shall be adhered to.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity

MATERIALS & EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Notwithstanding the boundary treatment indicated on the submitted plans full details of the proposed front boundary treatment (wall, piers & gates) shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/ detail.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

5. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

The approved landscaping scheme shall thereafter 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 to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance

Reason: To ensure that the green roof is suitably designed and maintained.

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, 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.

8. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

CONSTRUCTION

9. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

10. Prior to the commencement of the development hereby permitted an assessment of the hydrological and hydro-geological impacts of the development and any necessary mitigation measures found to be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

11. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall include identification of potential impacts of basement developments, methods of mitigation of such impacts and details of ongoing monitoring of the actions being taken. The approved plans should be adhered to throughout the construction period and shall provide details on:

- i. The phasing, programming and timing of the works; taking into account additional development in the neighbourhood;
- ii. Site management and access, including the storage of plant and materials used in constructing the development;
- iii. Details of the excavation and construction of the basement;
- iv. Details showing how the front façade will be protected during construction;
- v. Measures to ensure the stability of adjoining properties,
- vi. Vehicle and machinery specifications.

.Reason: In the interests of residential amenity and highway safety

REASONS FOR APPROVAL

The proposed building in terms of its siting, form and associated landscaping is considered to be designed sensitively in terms of its relationship within adjoining and neighbouring properties. The building is a more discrete building in comparison to the previously refused schemes. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers and will not adversely affect parking conditions in the immediate surroundings. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

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

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

APPENDIX 1: Comments on Objections

No.	Stakeholder	Comments	Response
	INTERNAL		
1	Transportation	- Note the removal of the off-street car parking space and indicate the parking requirement for proposal is negligible as the site does not fall within an area that has been identified within the Haringey Council adopted UDP as that suffering	- Noted. - Condition added requiring the removal of dropped kerb.
2	Waste Management	- The application for the proposed development does not include information for waste storage arrangements.	- Revised plans show the position of refuse and recycle bins behind boundary treatment.
3.	Cllr Bloch	- Out of character with the road - both Cranley Gardens and Elligton Road are predominantly 2 storey semi-detached properties while this would be single storey above ground detached building. - The creation of a driveway would take away road parking.	- The building will be discrete and not openly visible. It will not detract from the character of the road. It respects the character of the site. - Dropped kerb is to be removed.
	EXTERNAL		
3	LFEPA	Raise no objection	Noted
4.	Cranley Gardens	- The design of the proposed new house	- Scheme being recommended for approval is more discrete to

No.	Stakeholder	Comments	Response
	Residents Association	<p>would disrupt that pattern of development on Cranley Gardens and would be out of keeping;</p> <ul style="list-style-type: none"> - Proposal would be an unattractive and incongruous blot on the streetscape, with very little opportunity for screening it with planting; - No space for storage of waste containers; - Lack of external amenity space; - Inappropriate green roof; - Adverse impact on the character and appearance of Cranley Gardens streetscene; - Harm to on-street parking provision. 	<p>previously refused scheme. While of a different form and design to neighbouring properties it respect the site and openness/ gap the site currently affords; which in effect serves as a satisfying termination to this run of similar buildings on both Cranley Gardens and Ellington Road.</p> <ul style="list-style-type: none"> - New design building of high quality can sit alongside historic buildings rather than just directly imitating earlier styles. What is important is that the do not compete or detract from the existing character of the area. - Adequate amenity space provided for a 2 bedroom unit. - Green roof will not be highly visible from the street. It will provide sustainability and ecological benefits. - As discussed above and section on 'impact on the character and appearance of the area' - Impact viewed to be negligible.
	Local residents	<p>Character, Design & Form</p> <ul style="list-style-type: none"> - Out of character with road: the building would be out of character for both Cranley Gardens and Ellington Road, which comprise predominantly semi-detached properties; 	<ul style="list-style-type: none"> - As discussed above and section on 'impact on the character and appearance of the area'

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> - An ultra modern house would in this specific location be totally out of character; - Proposed modernist cubist block bungalow shares neither materials nor shapes with anything that surrounds it - Building comes very close to the pavement, which is again very out of Character with the area; - Overdevelopment of the plot/ 80% of site area; - Building is forward of the Ellington Road building line; - Building will be uncomfortably visible after completion; - The glass frontage of the property is ugly and will be intrusive – the glass will reflect light creating a bright shiny incongruous building totally out of keeping with the vernacular of the immediate area; 	<ul style="list-style-type: none"> - As discussed above and section on ‘impact on the character and appearance of the area’ Character of the area is not of strict uniformity. The proposal respects the site and openness/ gap the site currently affords within the streetscene. -As discussed above, new design building of high quality can sit alongside older buildings rather than just directly imitating earlier styles. Brock will be used rather than render in this case. - The building alignment and footprint has been changed further to achieve a satisfactory relationship. - The building to plot ratio is different to other properties in the area, however the scheme works and makes efficient use of the land in addition to providing much needed housing. - The building alignment and footprint has been changed further to achieve a satisfactory relationship, particularly on Ellington Road frontage. -Semi mature hedging can be put in place which can take effect in a short period. - The extend of glazing has been reduced to address this issue.

No.	Stakeholder	Comments	Response
		<p>- Infill building is not compatible with the Haringey UDP;</p> <p>Impact on Amenity</p> <p>- Noise pollution - proposed property would simply contribute to the noise level;</p> <p>- High boundary wall would appear overbearing, producing a dark narrow alley way;</p> <p>- Noise and disruption associated with construction;</p> <p>- Building will be too close and too high having an adverse impact on light to No 12;</p> <p>- Loss of daylight and sunlight to No 12 Cranley Gardens;</p> <p>- The proposed roof is level with and less than 2 Metres from the bathroom and corridor windows of 12 Cranley Gardens. If used as a recreation space then the privacy and peace-of-mind of the occupiers of 12 Cranley Gardens would be badly affected.</p> <p>Access, Safety & Parking</p>	<p>- The site in question is not a protected open space and as such is considered suitable for development.</p> <p>- The provision of an additional house would not lead to any significant increase in noise.</p> <p>- Boundary wall would be in keeping with height of neighbouring properties with screening above, this would be similar to the existing arrangements.</p> <p>- Not a reason in itself to refuse permission, such impacts can be minimised.</p> <p>- The building will be the same height as the fence of No 12.</p> <p>- Limiting the height of the building to that of the garden fence of the adjoining property means that the structure will not affect daylight, sunlight and outlook from the existing ground and first floor windows to this property.</p> <p>- Roof is not be used as an amenity space. A condition has been attached to prevent this happening.</p>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> - Increase demands on what is already limited parking space; - Creation of a driveway would pose a hazard for school children that walk across the road; - Dangerous nature of having a car port on the corner; - Hazard to road users; - Substantial increase of vehicular traffic in and out of the site; - Permanently extending the double yellow line on Cranley Gardens would exacerbate the on-street parking pressure in perpetuity; - On-street parking provision at the top end of Cranley Gardens is under pressure due to the ratio of dwellings to houses, and likewise flats above the shops in Muswell Hill Road where double yellow and zig zag lines, and a bus stop limit the availability of off-street parking; - Decision makers are strongly urged to visit the site after 7pm in the evening 	<ul style="list-style-type: none"> - This is a small unit and the increase pressure on parking is considered to be reliable. - Existing crossover is to be removed. - As above, there will be no off street car parking space. - The comings and goings associated with a house of this size would not be significant. - The scheme no longer requires any changes to the existing yellow lines. - Comment noted, however it would be difficult to refuse an application on such grounds, given the size of the unit and reliable impact it would have on parking demand. - Comment noted.

No.	Stakeholder	Comments	Response
		<p>when the pressure on local parking spaces will be very clear;</p> <p>Environmental Issues</p> <ul style="list-style-type: none"> - Loss of green space – a potentially attractive garden; - There is a history of water courses and underground springs running off Parkland Walk – a hydrology report should be submitted; - No refuse storage included; <p>Other</p> <ul style="list-style-type: none"> - Significant excavation - digging the basement/lower ground floor could effect the foundations of the adjoining property; Unacceptable risk to the stability of No's 10 & 12; - Persistent issue with ground water seepage onto street pavement, such deep excavation below street level could exacerbate the problem; - Reasons for rejecting the previous appeal are still valid; 	<p>- The site in question is not a protected open space and as such is considered suitable for development.</p> <p>- Hydrology report is to be submitted.</p> <p>- Details are shown on the amended plans.</p> <p>- Party Wall Agreements, Building Control regulations and supervision in addition to appropriate construction methods can provide the necessary safeguard.</p> <p>- Basement development is unlikely to affect ground water flow or levels in vicinity.</p> <p>- Concerns of the previous appeal have been taken into account.</p>

No.	Stakeholder	Comments	Response
		<p>- The proposal is for 2 bedroom house and not a 1 bedroom unit; the drawings clearly show what may be a third bedroom/ labelled as a 'study'.</p>	<p>The current scheme does however incorporate changes.</p> <p>- Noted.</p> <p>.</p>

APPENDIX 2: 2007 Appeal Decision



Appeal Decision

Site visit made on 19 June 2007

by **Alison Lea** MA (Cantab) LARTPI
Solicitor

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

The Planning Inspectorate
4/11 Eagle Wing
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Date: 30 July 2007

Appeal Ref: APP/Y5420/A/07/2037023 Cornerways, Ellington Road N10 3DD

- 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 Steve Carson against the decision of the Council of the London Borough of Haringey.
- The application Ref HGY/2006/1501, dated 24 July 2006, was refused by notice dated 19 September 2006.
- The development proposed is a new one bedroom house with garage, kitchen-living-diner and terrace.

Summary of Decision: The appeal is dismissed.

Main issues

1. The main issues in this case are the effect of the proposal on
 - (a) the character and appearance of the surrounding area; and
 - (b) the living conditions of the occupiers of No 12 Cranley Gardens, with particular regard to outlook and daylight and sunlight.

Reasons

2. The appeal site forms part of the garden of Cornerways, and is currently occupied by garden sheds and car parking. It is located on the corner of Ellington Road and Cranley Gardens within a predominantly residential area. The proposal would introduce a one bedroom dwelling with an integral garage.

Character and Appearance

3. Policy UD3 of the Haringey Unitary Development Plan (UDP) provides that proposals should complement the character of the surrounding area and Policy UD4 provides that elements such as building lines, form, rhythm and massing, height and scale and architectural style should be addressed in a positive way. These matters are dealt with in more detail in supplementary planning guidance SPG1a Design Guidance which was adopted by the Council in 2006.
4. SPG1a provides that new development should take into account the pattern of arrangement and size of buildings and their plots and that development should be in scale with adjoining buildings. Where uniform building height is part of the character of the street it will not normally be appropriate to permit abrupt variations in the general roof line or eaves line. The area is characterised by traditional 2 storey houses whereas the proposal would have a flat roof which would be about 6m lower than Cornerways and 12 Cranley Gardens. It would

be set within a small sloping site and be of a considerably smaller scale than surrounding properties.

5. Furthermore, SPG1a provides that the form, rhythm and massing of buildings should reflect important features in surrounding buildings, and in particular advises that strong elements such as gable roofs or bay windows may be important to the townscape and may offer a basis for good design solution which fits with the neighbourhood. In my view, gables and double bays form an important visual element of the area which the design of the proposal fails to reflect.
6. SPG1a also provides that new buildings should generally follow the front and rear building lines of adjacent properties and that undue projection is likely to undermine the uniformity, regularity and coherence of the street scene. Although the proposal would be in line with buildings on Cranley Gardens, it would project in front of the building line on Ellington Road at ground floor level. For all of these reasons I consider that the proposal would appear incongruous in the street scene and would not complement the character of the surrounding area. Moreover, I agree with the Council that its situation on a corner plot would increase its prominence in the street scene.
7. I note the concerns which have been raised about the loss of open space at the junction of Ellington Road and Cranley Gardens. However, I accept that the site does not amount to a wooded or rural form of enclosure and that landscaping would be provided as part of the proposal. These concerns are therefore insufficient to dismiss this appeal.
8. However, in my view, as a result of its design, height, scale and location the proposal would appear out of keeping with the surrounding area. It would cause significant harm to the character and appearance of the area and would be contrary to UDP Policies UD3 and UD4 and to advice in SPG1a. Although I accept that the site constitutes previously developed land, in this case I consider that the harm which I have found outweighs the need to make efficient use of land.

Living Conditions

9. The proposed building would be situated about 1.5m from the flank wall to No 12 Cranley Gardens. There are a number of windows at ground floor level in the flank elevation of No 12 which appear to serve main habitable rooms. Although they look towards the boundary fence and I accept that the proposal at its closest would be about the height of the fence, the windows extend some distance above the fence. Given that the proposal would rise to about 2.9m only about 2.4m away from the windows I consider that it would appear overbearing and would lead to a material decrease in the amount of daylight reaching those windows. Due to the orientation of the properties I consider that it would also result in a material reduction in sunlight. The proposal would be unneighbourly.
10. I conclude therefore that the proposal would cause significant harm to the living conditions of the occupiers of No 12 Cranley Gardens and would be contrary to UDP Policy UD3 which provides, amongst other matters, that proposals should have no significant adverse effect on residential amenity in terms of loss of daylight or sunlight or aspect.

Conclusions

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should fail.

Formal Decision

12. I dismiss the appeal.

Alison Lea

INSPECTOR