

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2006/1314

Ward: Fortis Green

Date received: 30/06/2006

Last amended date:

Drawing number of plans 0541_00_001, 200c, 201c, 210a, 211b, 212a, 213

Address: 87 Woodside Avenue N10 3HF

Proposal: Demolition of existing house and erection of 2 x 2 storey three bedroom houses

Existing Use: Single dwelling

Proposed Use: 2 x 2 storey 3 bed houses

Applicant: Ms Claire Kaissides

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 30/06/2006

Retrieved from GIS on 30/06/2006EVS - Borough Grade 2

Significant Local Open Land

ROAD - CLASSIFIED

Officer Contact: Tara Jane Fisher

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is located on Woodside Avenue and is situated to the rear of Lauradale Road. The site is currently a detached dwelling. The site does not lie within any Conservation Area, but is in very close proximity to Muswell Hill Conservation Area and is part of a larger area designated as Significant Local Open Land.

The Metropolitan Water Board formerly used the land at 87 Woodside Avenue for ancillary purposes connected with the nearby underground reservoir. The use permitted in 1972 included a depot and garage for storage of pipes and other machinery and an associated dwelling. At the time a condition restricted the occupation of this dwelling to employees of the board.

Access to the site is achieved from Woodside Avenue along a tarmac paved access way, which is also used by the public as a footpath to Lauradale road and local school (Tetherdown). This school is currently extending the size of the existing buildings.

PLANNING HISTORY

15/11/72

A bungalow was erected and conditioned stating that the location of the dwelling is inappropriate except for employees of the Metropolitan Water Board and therefore should only be used ancillary to the reservoir.

- 15/11/04** Demolition of existing bungalow and adjacent builders offices and garage. Erection of part 3 and part 2 storey terrace of 7 three-bedroom houses including 11 parking spaces with access from Woodside Avenue – Refused/Dismissed on Appeal.
- 04/10/05** Demolition of existing building and erection of 2 x two storey 4 bedroom detached houses – Refused.

DETAILS OF PROPOSAL

The proposal is for the demolition of the existing house and the erection of one building comprising of a pair of cottage-style three bedroom houses. The proposed houses will have eaves at ground floor level pitched roof dormer windows in the roof on both the front and rear elevations. The proposed houses will be brick with natural clay tiled roofs and painted timber double glazed windows and doors.

CONSULTATION

Transportation Group
Cleansing
Building Control
Ward Councillors
Borough Arboriculturalist
Woodside, Muswell Hill & Fortis Green Residents Association
2-58 (e), 1-23 (o) Lauradale Road
61-75 (o), 26, 55, 33, 23 Collingwood Avenue
39-51 (o), 78-88 (e), 66 Woodside Avenue
16, 65-91 (o) Fordington Road
2, 3 Greenfield Road
22 Lancaster Road
28 Birchwood Road
50, 51, 54, 10, 28, 38, 5 Midhurst Road
Tivoli, 3, 24a Southern Road
28 Grand Avenue
23 Annington Road
Chedington, Lynmouth Road
25 Woodlands Rise
37, 38 Grand Parade, Green Lanes
13 Fortismere Avenue
103 Rosebery Road

RESPONSES

Building Control – the proposal has been checked under Regulation B5 – access for the fire service and we have no observations to make.

Transportation – The proposal would not generate any significant additional demand on the highway network. The applicant has proposed providing 3 off street parking spaces and secure sheltered cycle parking. There are no objections providing the existing footway crossover is retained and at least two car parking spaces are provided within the curtilage of the proposed development.

Thames Water – There are public sewers crossing this site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval.

1 Petition with over 60 signatures and 19 Letters from local residents and 1 letter from Muswell Hill & Fortis Green Association all objecting on the following grounds:

- Safety – The access being inadequate.

- Local Primary schools greatly oversubscribed, this development would make the situation worse.
- The proposed houses are higher and wider than existing and would affect the open character and appearance of the site.
- Would set an unwanted precedent
- Would affect privacy and amenity of adjoining properties
- Subsequent extensions would make the situation even worse
- Quality of open space as important as built environment
- Existing house should be used Thames Water employees only
- Increase housing density
- No substantial changes from last refusal.

4 Letters of support on the following grounds:

- Proposed would look nicer than existing and would still have the cottage feel
- The proposed would cause no more overlooking that what currently exists
- One or two extra cars would not affect the access
- Proposed is a reasonable scale

RELEVANT PLANNING POLICY

Unitary Development Plan July 2006

HSG1 New Housing Developments
 OS3 Significant Local Open Land (SLOL)
 OS15 Open Space Deficiency and New Development
 M3 New Development Location and Accessibility
 UD3 General Principles
 UD4 Quality Design
 SPG1a Design Guidance and Design Statements
 SPG3b Privacy/overlooking, Aspect/outlook and daylight/sunlight
 SPG13 Open space

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for the demolition of the existing single family dwelling house and the erection of a pair of three bedroom houses. The proposed dwellings will be primarily single storey in appearance with dormer windows in the front and rear elevations. The main issues are the principle of development, density, the effect on road safety, the effect on the privacy and amenity of adjoining occupiers and the effect on the character and appearance of the area.

1. Principle of Development

The site is located on Significant Local Open Land, policy OS3 states the Council will not permit development unless it meets all the criteria laid down in that policy. The first criteria states it should be used ancillary to the open space. A planning condition attached to the original planning permission required the property to be used by Thames Water employees. The property was brought by the current owners in 1987, as it was surplus to the requirements of the Thames Water. The current owners ceased working for Thames Water in 2001. As far as Thames Water was concerned it ceased to be used ancillary to the open reservoir in 1987.

The important point is that there is already a bungalow on the site: it is previously developed land according to definition in PPG3, Annex 3 and to that extent its open quality has already been eroded.

The second criteria is that it should be small in scale; it is considered the proposal fits with this criteria.

The third criteria deals with the open nature and character that is discussed below. The fourth criteria states it should enhance activities associated with the particular open nature and character. As the property is privately owned in use terms it is no longer associated with the open use of the land.

The fifth criteria requires it to positively contribute to the setting and quality of the open space. This is discussed below.

2. Density

The site area is given as 715m², there would be two x 3 bedroom houses, giving 11 habitable rooms. The density would be 153.84hrh. Therefore the proposal would be a low density scheme but this is considered acceptable given that the site is located in Significant Local Open Land.

3. The effect on road safety

The access to the site is achieved from Woodside Avenue and is a tarmac paved access running from Woodside Avenue, through to Lauradale Road. The access also serves Tetherdown Primary school. Many of the objection letters have highlighted the fact that Tetherdown is under development to extend the existing building and capacity. The objections raised were concerned with the additional cars going up and down the path as a result of the proposed dwellings and the possible affect on the safety of pedestrians.

A previous application HGY/2003/2060 which, was refused, reasoned that the development for 7 houses on the site would result in an increased use of a narrow, sub standard access road with inadequate provision for pedestrians resulting in conflict with vehicles and pedestrians. However the Inspectorate concluded that the access could in fact accommodate two cars passing by each other plus pedestrians without considerable danger. In addition the inspectorate did not feel that the introduction of 7 new houses would create problems for the access.

The last refusal HGY/2005/1529 also proposed 2 dwellings and did not highlight the access as a problem or reason for refusal. The new proposal would only allow for one additional dwelling to what exists and therefore on the basis of the Inspectorate's conclusions and the previous refusals it is felt that the issues surrounding the access can not form a reason for refusal. This is also the view of the Transportation Officer who has no objection.

4. The Privacy and Amenities of Adjoining properties

The proposed dwellings will be to the rear of 2 Lauradale Road and in terms of loss of privacy and overlooking could only affect this property. This revised scheme has set back the proposed dwellings even further from 2 Lauradale road and it is felt that the distance window to window is acceptable and would have little impact on the surrounding properties. Whilst the proposed dwellings would be higher than what exists the properties in Lauradale Road would still maintain the overall outlook and views; there would still be a gap for views out onto the allotments.

The boundary between 2 Lauradale Road and 87 Woodside is heavily screened by shrubs and vegetation. Therefore from ground level the majority of the proposed buildings will be obscured. Whilst the bulk and scale of the proposed dwellings will be larger, it is felt that the overlooking and loss of privacy will be minimal.

The previous refusal was also for two dwellings that were detached and therefore the overall footprint was larger than what is now being proposed. These proposed dwellings will be semi-detached and set further away from the boundary directly opposite Collingwood Avenue, therefore there will be less of an impact on the visual amenities when viewed from this position.

5. The effect on the character and appearance of the area.

The previous schemes refused were mainly to do with the affect on the open character. Previously it has been concluded that “it would have an unacceptable effect on the open character of the area and would be visually intrusive. It would also result in the loss of land currently in employment use”. This scheme does not compromise the existing employment use as these will remain. The new proposed scheme has to demonstrate that it would not have an effect on the open character. SLOL is defined as “open land within the built up area which has significance within the Borough in terms of its amenity, environmental, ecological, conservation, landscape, social, cultural, townscape or recreational value”.

Policy OS3 states that it will not allow development on SLOL unless it is small in scale, and would positively contributes to the setting and quality of the open space. The proposed dwellings have been designed so as to have as little impact on the SLOL as possible, although they will be a larger mass; it is felt that that it would still provide a small scale development that is almost like two cottages. The proposed design is quite sympathetic within the context of the area as are the proposed materials.

As the proposed dwellings have become two semi-detached properties, the building will be set away from the boundaries and will still give the general open feel of the area. At present the site is characterised by lots of vegetation and screening that will still be retained with this application. The revised scheme is predominantly single storey will large, high roofs that have pitched roof dormer widows, both front and rear. The proposed materials are of a nature that would not adversely affect the setting of the area. The design of the houses can not be assessed in isolation and has to be assessed in line with the context. On this occasion the design is felt to be appropriate within its context.

6. Comments on letters of objection

Many of the letters of objection mentioned that the existing dwelling was originally to be used ancillary to Thames Water. At one point it was conditioned that this existing house could only be used by employees of Thames Water. However since 1987 the existing house was sold separately from any association with Thames Water, therefore this would not stand up as a reason for refusal. The objection on the grounds of school being oversubscribed is a little difficult to follow, since within 5 metres of this application site, the local primary school is being doubled in size: it is currently under construction.

Other matters relating to the letters of objection received have been taken into consideration, however it is felt that proposed dwellings would not have much more of an impact on the character and appearance of the area and the SLOL and creation of one additional dwelling would not unduly affect the existing access and related problems.

Transportation has no objections to the proposal but has suggested an informative relating to the numbering of the proposed dwellings.

Thames Water has asked that before the commencement of any works prior approval must be given by Thames Water due to the close proximity to public sewers.

SUMMARY AND CONCLUSION

To conclude, the proposal for the demolition of the existing bungalow and erection of 2 three bedroom houses is thought to be acceptable. The proposal should be approved on the grounds that this is previously developed land that the issues of overlooking and loss of privacy are minimal and the design of the proposed dwellings still allows for open views from the properties directly affected in Lauradale Road. The appearance of the proposed dwellings is cottage like and thought to be appropriate within the context of SLOL. The area is characterised by greenness, screening and vegetation, which on the whole will be retained.

The footprint of the proposed development is larger than existing but small enough to be described as a small scale development, compliant with Policies OS3 Significant Local Open

Land, UD3 General Principles, UD4 Quality Design and SPG3b Privacy/overlooking, Aspect/outlook and daylight/sunlight of the Haringey Unitary Development Plan.

In addition the existing access it thought to be adequate for the introduction of a new dwelling and any possible motor vehicles relating to the residential use, as concluded by the Planning Inspectorate.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/1314

Applicant's drawing No.(s) 0541_00_001, 200c, 201c, 210a, 211b, 212a, 213

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
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. 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.
5. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to E shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.
Reason: To avoid overdevelopment of the site.
6. 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. 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.

7. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

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

8. Prior to commencement of development details of the car parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the visual amenities of the area and locality.

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

INFORMATIVE: You are advised that no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form of other information relating to your building/development work, please contact Thames Water on 0845 850 2777.

REASONS FOR APPROVAL

The proposal should be approved on the grounds that this is previously developed land that the issues of overlooking and loss of privacy are minimal and the design of the proposed dwellings still allows for open views from the properties directly affected in Lauradale Road. The appearance of the proposed dwellings is cottage like and thought to be appropriate within the context of SLOL. The area is characterised by greenness, screening and vegetation, which on the whole will be retained. The footprint of the proposed development is larger than existing but small enough to be described as a small scale development, compliant with Policies OS3 Significant Local Open Land, UD3 General Principles, UD4 Quality Design and SPG3b Privacy/overlooking, Aspect/outlook and daylight/sunlight of the Haringey Unitary Development Plan. In addition the existing access it thought to be adequate for the introduction of a new dwelling and any possible motor vehicles relating to the residential use, as concluded by the Planning Inspectorate.