

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0922

Ward: Hornsey

Date received: 11/05/2006

Last amended date: 10/07/2006

Drawing number of plans: GVBS1434/500, 501 & 502.

Address: Albert Works Spencer Road N8

Proposal: Erection of 4 x 2 bedroom and 1 x 3 bedroom house, part single part two storeys in height with rear dormer window. Car parking and landscaping.

Existing Use: Commercial

Proposed Use: Residential

Applicant: G V Properties Limited

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough

Officer contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT PERMISSION Subject to conditions and Section 106 Legal Agreement.:

SITE AND SURROUNDINGS

The application site is situated at Albert Works which was previously occupied by commercial use. It is bounded by 30 – 48 Harvey Road, 1 – 11 Oakley Gardens and 28 and 30 Montague Road. It is broadly triangular in shape and accessed through a flying freehold at the block of flats numbering 1 to 4 Spencer Road.

There are existing buildings on the site. There are single storey buildings on the north west and east axis of the site. On the south west of the site is a two storey commercial building with a one and a half storey extension.

The two storey building encloses the site on its west boundary and there are perimeter walls (against which the single storey building abut) forming of the rest of the site. The rear gardens of the surrounding houses are on three

boundaries. Hornsey School for Girls shares the south west boundary with no's 28 and 30 Montague Road and abuts the boundary on this site.

The two storey building appears to be a Victorian mews property which has been neglected and adapted in an appropriate manner. Its extension is metal clad and unsightly. The remaining single storey structures are ad-hoc in appearance, shabby and an eyesore.

The two storey building has 4 clear glazed windows to the elevation facing the rear of the houses facing the rear of the houses facing Harvey Road and 1 large and 1 small clear glazed window to the side elevation facing the direction of the flats.

PLANNING HISTORY

- Planning permission was granted on the 6th of July 1983 for the extension to existing warehouse.
- Planning permission was refused on the 13th of March 1990 for the demolition of factory and erection of 3x3 storey, ¾ bedroom town house.
- Planning permission was granted on the 21st of May 2001 for the erection of a first floor extension to existing warehouse/industrial building.
- Planning permission was granted on the 9th of November 2001 for an outline application for the use of the site for residential use.
- Planning permission was granted on the 27th December 2003 for the partial demolition of the existing building, new extension and alterations to elevation to create a terrace of four houses comprising 3 x 1 bed and 1 x 2 bed units together with provision of 6 no parking spaces and landscaped amenity area.
- Permission refused for the partial demolition of existing buildings and creation of a terrace 4 x 3 storey houses comprising 3 x 1 bed and 1 x 2 bed and 1 x single storey dwelling comprising 2 bedrooms together with provision of 6 parking spaces.
- Permission granted for partial demolition of existing buildings and erection of 1 x 3 storey block comprising 2 x 2 bed, 2 x 1 bed dwelling units together with provision of 6 car parking spaces.

DETAILS OF PROPOSAL

Erection of 4 x 2 bedroom and 1 x 3 bedroom house, part single part two storey in height with dormer windows. Car parking and landscaping. This application differs from the previous application in that an additional unit will be created.

CONSULTATION

Transportation Group – Highways
Client – Waste Management
Building Control
Ward Councillors
1 – 4 Albert Buildings

20 – 48 (e) Harvey Road
1 – 11 (o) Oakley Gardens
20 – 30 Montague Road
153 Spencer Road

RESPONSES

Transportation Group Comments

There is the concern that the vehicular access is narrow and would not offer a clear-cut pedestrian access, with at least 1.8metre width, to the site. In addition, the applicant has not proposed features typical of a shared vehicle/pedestrian/cyclist access (e.g. using appropriate paving materials and construction of a raised table at the intersection of the access with Spencer Rd), that would enable drivers to pay special regard to pedestrians whilst accessing or leaving the site.

Consequently, the highways and transportation authority would not support the application in its current form.

Residents Comments

Nearby residents along Harvey Road and Oakley Gardens object to the proposal for the following reasons:

- The area is already densely populated with multi-occupied dwellings
- Issues of overlooking
- It will affect the character and appearance of their home
- The proposal will overdevelop the site
- Additional traffic – will result in extra traffic from both residents and visitors

RELEVANT PLANNING POLICY

UD3 ‘General Principles’

Development proposals should demonstrate that there is no significant adverse impact on residential amenity or other uses surrounding uses in terms of loss of daylight/sunlight, privacy and overlooking.

UD4 ‘Quality Design’

Any proposals for developments and alterations or extensions which require planning permission will be expected to be of high design quality.

HSG2 ‘Changes of Use to Residential’

Development proposal for changes of use to residential will be considered provided:

- the building does not fall within a defined employment area
- it does not involve the loss of protected open space; or

- it is not in a primary or secondary shopping frontage or
- if the building can provide satisfactory living condition.

HSG1 'New Housing Developments'

New housing developments including conversion will be permitted provided that:

- the site is appropriate
- they include a mix of house types, tenure and size
- there is access to local services and
- reference is made to Planning Obligations.

HSG9 'Density Standards'

Residential development in the borough should normally be provided at a density between 200 – 700 habitable rooms per hectare (hrh) and should have regard to the density ranges set out in Table 4B.1 of the London Plan.

HSG10 'Dwelling Mix'

All new residential development including conversions should where possible provide a mix of dwelling types and size in order to meet the housing needs of the local community.

SPG 3a Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and Lifetime homes

ANALYSIS/ASSESSMENT OF THE APPLICATION

The site and proposal is as described above. There is a current permission on the site. This was granted for the partial demolition of the existing buildings and erection of 1 x 3 storey block comprising 2 x 2 bed and 2 x 1 bed dwelling units together with provision of 6 car parking spaces on the 25th October 2005.

The main planning issues in the current proposal are considered to be;

1. Differences between the current and approved scheme
2. Impact on neighbouring properties
3. Highways and parking issues
4. Section 106 Agreement
5. Response to the objection raised

1. Differences between the current and approved scheme.

On the 25th October 2005 planning permission was granted for the partial demolition of the existing buildings and erection of 1 x 3 storey block comprising 2 x 2 bed and 2 x 1 bed dwelling units together with provision of 6 car parking spaces.

The current scheme involves the creation of an additional unit by subdividing one of the approved units into two separate units within the same building envelope and footprint. This would be sited to the rear of properties along Oakley Gardens. It would result in the creation of 4 x 2 bed and 1 x 3 bed dwelling houses. It is considered that this would not have a significant adverse impact on the amenity of the existing residential properties along Oakley Gardens. The proposal would therefore not conflict with the provision of Policy UD3.

With the introduction of an additional unit, the number of habitable per hectare (hrh) would increase from 140 to 218 hrh. It is considered that the increased would not detract from the character of the area or the provision of policy HSG9 as it is within the range of 200-700 habitable room per hectare (hrh).

2. Impact on neighbouring properties

The proposed additional unit would not have a negative impact on the neighbouring properties as it would be within the same footprint and envelope of the approved scheme. There are no windows on the rear elevation with the exception of rooflights. Policy UD3 above provides that there should not be any significant adverse impact on residential amenity or other uses as a result of any developmental proposals. It is considered that the proposed additional unit would not be contrary to the intention of the Council's policy.

3. Highways and Parking issues

The Council's Transportation Group have raised objection by saying that the vehicular access is narrow and would not offer a clear-cut pedestrian access, with at least 1.8metre width, to the site. The same objection was raised in the previous scheme. That scheme have since been approved because it was considered that with a sufficient car parking spaces, the proposal would not cause a significant harm. The current scheme proposes 6 car parking spaces like the former and the only difference is an additional unit within the same footprint with the approved scheme.

4. Section 106 Contribution

This scheme is subject to a legal agreement, the main elements are:

Educational Contribution

Accordingly, it is recommended that the applicant enters into an Agreement or Agreements with the Council in order to secure £ 10,000 educational contribution because of the expected child yield from the development an environmental improvement of the immediate locality and administrative/recovery cost. This figure is based on the guidance (formula) set out in Supplementary Planning Guidance SPG 8a (SPG 8a) and as been negotiated with the applicant.

Environmental Contribution

As part of S106, this report recommends that a financial contribution of £ 1,800 is required from this development through a legal agreement in order to secure contributions towards the improvement of the immediate locality.

Administrative/Recovery cost

As part of S106, there should be an administrative/recovery cost of £ 700.

5. Response to the objections raised

Following an initial notification when this application was first received by the Council, a number of objections were raised by nearby residents. Further letters of objections however have been received following re-consultation after the proposal was amended 10th July 2006 to exclude rear dormer windows. Just like the previous proposal that have since been approved, the main issues raised in the objections received concern loss of amenity. It is however thought that with two previous proposals already granted on the site references HGY/2003/1936 and HGY/2005/1623 an additional unit within the same foot print of the approved scheme would not cause any significant adverse impact.

SUMMARY AND CONCLUSION

In summary, both the principle of a residential use and the volume of the buildings previously proposed were accepted by the granting of previous planning permissions. The proposed addition unit which is the subject of this application would not it is considered have a significant adverse impact in terms of loss of amenity to the surrounding residential properties. The increase in density would still allow the overall density of the site to be within the provision of policy HSG9. This given, it is considered that planning permission be granted.

RECOMMENDATION 1

- (1) That planning permission be granted in accordance with planning application reference number HGY/2006/0922 subject to a pre-condition that G V Properties Limited shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: of £10,000 as educational contribution, £1800 for environmental improvement and £700 as recovery cost/administration.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2006/0922

Applicant's drawing No.(s) GVBS1434/500, 501 & 502.

Subject to the following conditions:

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. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

4. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

5. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

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

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

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

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

8. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

9. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Development Order 1988, no extensions falling within Class A and B shall be carried out without the submission of a particular planning application to the Local Planning authority for its determination.

Reason: In order to avoid overdevelopment of the site.

REASONS FOR APPROVAL

The proposal is for creation of an additional unit to the already approved scheme. The additional unit is to fit in the same footprint with the approved scheme with no window (s) to the rear elevation facing the back of properties along Oakley Road. The additional unit would increase the density on the site. It is however thought that the additional unit would not detract from the character of amenity of the surrounding area. The proposal is therefore considered to be in compliance with the provision of policies UD3 'General Principles' and HSG9 'Density Standards' of the Haringey Unitary Development Plan.