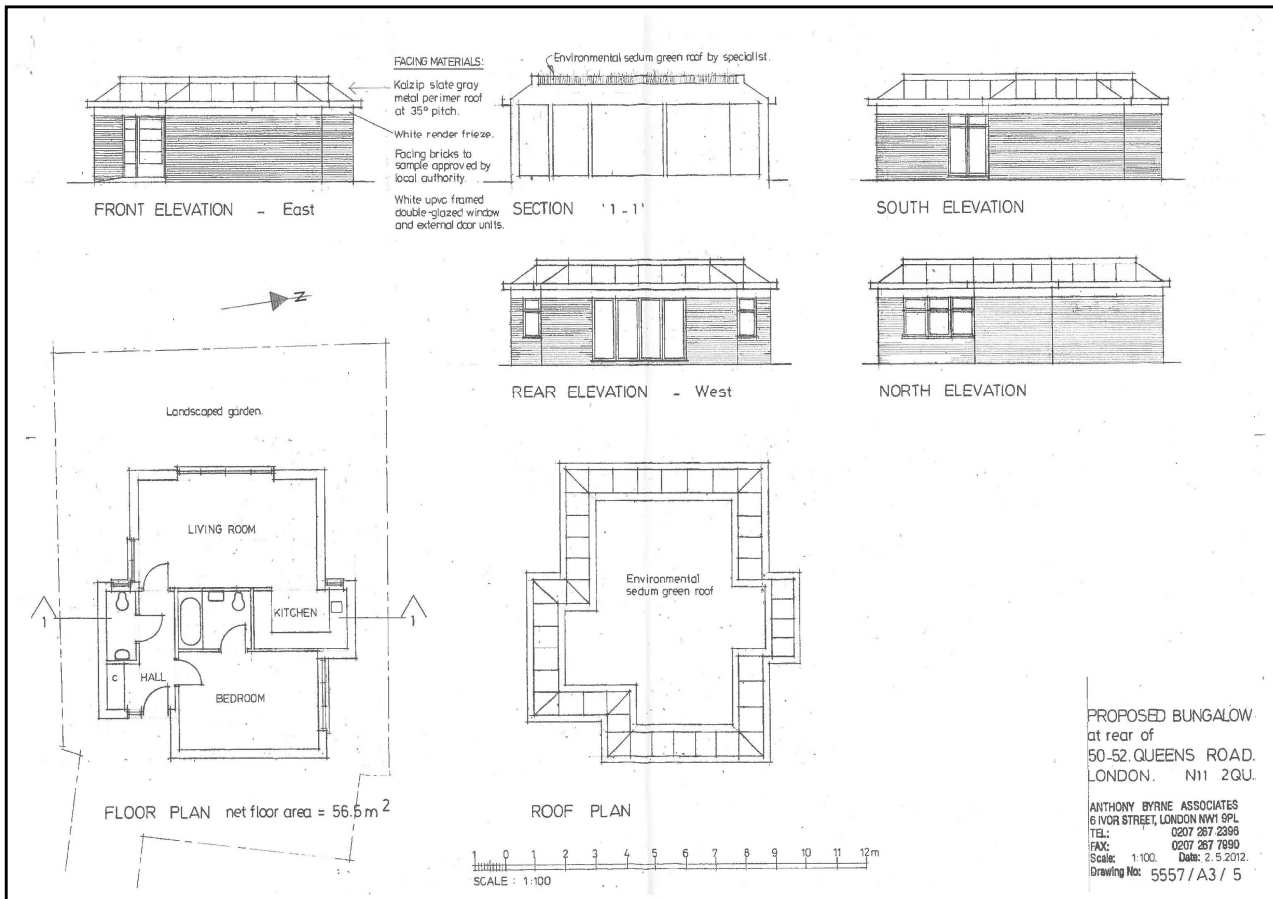
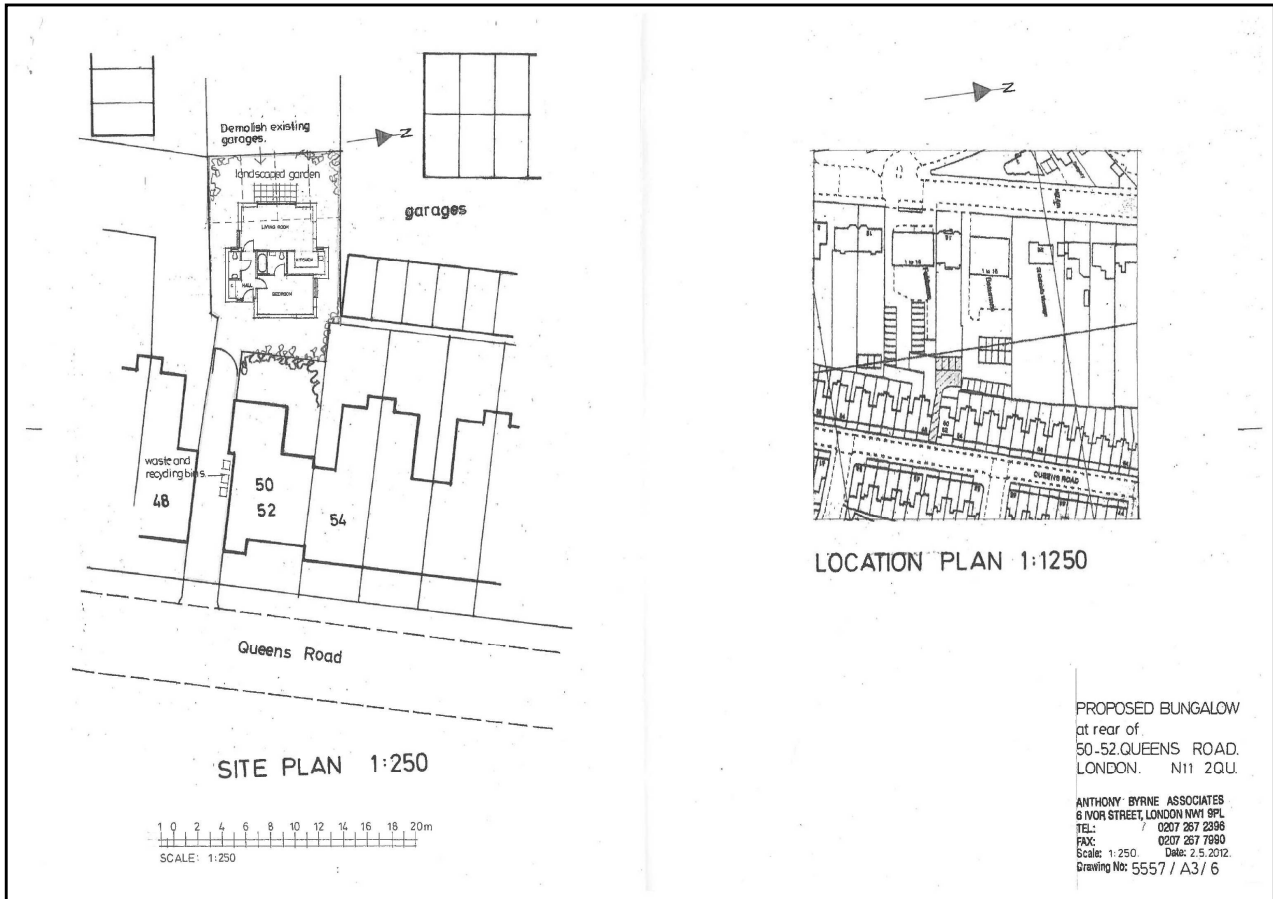


**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>Reference No:</b> HGY/2012/1236	<b>Ward:</b> Bounds Green
<b>Address:</b> 50-52 Queens Road N11 2QU	
<b>Proposal:</b> Demolition of 4 garages and erection of 1 x bedroom detached bungalow	
<b>Existing Use:</b> Lock up garages	<b>Proposed Use:</b> Residential
<b>Applicant:</b> Mr Nalin Pandit C/O Agent	
<b>Ownership:</b> Private	
<b>Date received:</b> 19/06/2012 <b>Last amended date:</b> NA	
<b>Drawing number of plans:</b> 5557/A3/5, 6	
<b>Case Officer Contact:</b> Robbie McNaugher	
<b>PLANNING DESIGNATIONS:</b>	
Road Network: B Road	
<b>RECOMMENDATION</b>	
GRANT PERMISSION subject to conditions	
<b>SUMMARY OF REPORT:</b>	
The application site contains 4 lock up garages to the rear of 50-52 Queens Road accessed by a lane alongside this property. This is an application for the demolition of 4 garages and erection of 1 bedroom detached bungalow. The bungalow would have a modern design with a flat sedum roof featuring a hipped surround. The layout, design and scale of the proposed dwelling is considered to be an acceptable form of backland development which achieves an acceptable relationship with neighbouring buildings and provides an adequate standard of accommodation and amenity for future occupants. The proposal would not affect mature trees within adjoining sites or have a negative impact on highway safety and is therefore recommended for approval.	

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# 1.0 PROPOSED PLANS



## 2.0 IMAGES



## 3.0 SITE AND SURROUNDINGS

3.1 The application site is located to the rear of 50 and 52 Queens Road on the western side of Queens Road. The site which measures 0.02 ha in size, contains 4 lock up garages, the remainder of the site consists of hardstanding. There are several mature trees in close proximity to the western boundary, which sit within the rear garden of the neighbouring block of flats which fronts onto Brownlow Road, and to the east there are smaller trees in the garden area of 50 and 52 Queens Road. To the north there are several lock up garages and to the south is the garden area of No. 48 Queens Road. The application site does not fall within a conservation area.

#### **4.0 PLANNING HISTORY**

##### **4.1 The most recent and relevant Planning Application History is:**

HGY/2011/0879 Demolition of 4 garages and erection of 1 x two bed detached house  
Withdrawn 06-06-12

HGY/2010/2008 Demolition of 4 garages and erection of 1 x two bed detached house. Withdrawn 20-12-10

#### **5.0 RELEVANT PLANNING POLICY**

##### **5.1 National Planning Policy**

The NPPF provides guidance on decision taking and in particular, introduces a presumption in favour of sustainable development and also outlines a number of core planning principles that should be adhered to. In particular this includes to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and encouraging the effective use of land by reusing land that has been previously-developed, and to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling

##### **5.2 London Plan**

Policy 3.3 Increasing housing supply  
Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and design of housing developments  
Policy 7.4 Local Character  
Policy 7.6 Architecture

##### **5.3 Haringey Local Plan 2013**

SP0 Presumption in favour of sustainable development  
SP1 Managing Growth  
SP2 Housing  
SP4 Working towards a Low Carbon Haringey  
SP11 Design

5.4 Haringey Unitary Development Plan 2006 ‘Saved Policies’

UD3 General Principles  
 UD7 Waste Storage  
 HSG2 Change of Use to Residential  
 MV9 Car-free residential developments  
 OS17 Tree Protection, Tree Masses and Spines

5.5 Supplementary Planning Guidance / Documents

SPG1a Design Guidance  
 SPD Housing  
 SPD Sustainable Design and Construction, (Feb 2013)

**6.0 CONSULTATION**

<b>Statutory</b>	<b>Internal</b>	<b>External</b>
London Fire Brigade Fire Safety	Transportation Building Control Environmental Health Waste Management Ward Councillors	<u>Thames Water</u>  <u>Local Residents</u> 9 Whittington Road Evens 38 – 62 Queens Road, Flats A, B 38 Queens Road Odds 41- 47 Queens Road, Flats 47 A and B Queens Road 1- 5 12 Brownlow Road 1 – 6 18 Brownlow Road 1 – 16 Fairlawns Brownlow Road 1-16 Baumaris Brownlow Road

## 7.0 RESPONSES

### 7.1 Transportation

The application site has a high PTAL of 5 and falls within the Bounds Green controlled parking zone (CPZ), which operates Monday to Friday between 10:00am – 12:00 noon and provides a level of on-street parking control. The site is within easy walking distance of Bounds Green underground and Bowes Park rail stations as well as the 102, 184, 221 and 299 bus routes, which run with a two-way frequency of 58 buses per hour. It is therefore likely that the majority of the prospective residents of this development would use sustainable transport for journeys to and from the site. Although the proposal does not include any off-street parking provision, the area has not been identified within the Haringey Council adopted UDP (saved policies 2013) as that renowned to have high car parking pressure. It is therefore anticipated that any small increase in parking demand could be catered for on-street. However, the redundant vehicle crossover will need to be removed and the footway re-instated. The highway and transportation authority will require that the adjacent on street parking bay, which forms part of the Bounds Green controlled parking zone be extended to cover the area of carriageway fronting the redundant crossover. All costs associated with these works including the necessary amendments to the existing traffic management order (TMO) are to be borne by the applicant.

The proposal is unlikely to have any significant impact on the surrounding highway network or on parking demand at this location. Therefore, the highway and transportation authority does not object to the above proposals subject to the imposition of the following conditions:

1. Prior to the commencement of the development hereby permitted the redundant crossover fronting the development site shall be removed and the footway re-instated.  
Reason: In the interests of highway safety.

2. Prior to the commencement of the development hereby permitted the existing on-street controlled parking bays forming part of the Bounds Green controlled parking zone shall be extended to cover the area fronting the redundant crossover on Queens Road to the front of the development site.

Reason: To maintain an adequate level of on-street parking facilities within the immediate vicinity of the site.

### 7.2 Environmental Health

#### *Contaminated land-*

Before development commences other than for investigative work:

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

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

- a risk assessment to be undertaken,
- refinement of the conceptual model, and
- the development of a method statement detailing the remediation requirements.

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

c) If the risk assessment and refined conceptual model indicate any risk of harm, a method statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason

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

*Control of Construction Dust:*

No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or contractor company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

*As an informative:*

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

7.3 Waste Management

Have advised on bin sizes.

7.4 Thames Water

Raise no objections and recommend the following informative be attached:

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

7.5 Building Control



Raise no objections

### 7.6 Local Residents

Letters of objection have been received from the following properties 46, 48, 54, 58, 65, 68 and 70 Queens Road 2 Richmond Road . The residents of 48 have written on behalf of a group of residents of Queens Road although no other addresses are specified. The points raised are summarised as follows:

### 7.7 Parking and access

- The proposal would increase pressure on parking on Queens Road, not only from the residents of the proposed building, but also from the residents of 50/52 Queens Road.
- The hard standing area currently provides off-street parking for the tenants of 50/52 Queens Road.
- Parking in this area is already a problem which will be exacerbated by this development.
- The site does not allow for adequate parking provision, emergency access or refuse collection.

### 7.8 Loss of existing garages

- Allowing this development would set a precedent for other proposals to remove garages and replace them with flats and houses. This would have a devastating impact on the borough in terms of environment, appearance and quality of life.
- If permission is granted it could lead to other applications being submitted on what some people might perceive to be unused land.
- There is nothing in either the London plan or in Haringey's UDP which supports the replacement of domestic garages with residential housing.
- There is a shortage of garages in the area.
- All of the garages were fully occupied until 2010 when the applicant evicted a number of local residents who rented them in order to support his planning application.
- The applicant has attempted to circumvent CW2 of the Haringey UDP.
- These garages are useful community facility for which there is considerable demand.

### 7.9 Unsuitable site

- The proposal will create a building with inadequate provision for space, natural light, privacy, or outside space.
- The site in question is wholly unsuitable for residential development occupying just 0.02 hectares, with limited access.
- The site is too small for the footprint of the unit.

### 7.10 Environmental impact

- The gardens and open space surrounding them are home to many species of birds and foxes use the area to play.
- The site is currently largely open space bordered by trees and is used by foxes, squirrels birds and other wildlife. This enhances the local environment, unlike

the proposed development which involves covering most of the site with concrete and uPVC.

- Concerns regarding the mature trees to the rear of the site.
- There is a need for open space to provide a balance between the needs of the natural and the made environment.
- The proposal makes no mention of sustainability such as sustainable building materials renewable energy and recycling rain water.
- The Applicant has amended the previously submitted plan to incorporate a sedum grass roof, this is clearly a token gesture. It does not disguise the fact that the development relies on the use of cheap, high impact, high carbon materials throughout.

#### 7.11 Impact on the character of the area

- The proposed development would have a detrimental effect of the character and appearance of the area.
- The glazing, crude metal roof angled sections of the roof and proximity to neighbouring dwellings cannot be mitigated by the sedum roof.
- If the dwelling is used for multi-occupation will create more noise and parking problems for the neighbourhood.
- Our objections are the same as previously expressed for other applications on this site whether two storey or single storey.
- Creating such high density housing is not part of the strategic plan for the area
- The appearance of a cheaply designed modern bungalow covered in plastic and aluminium, like some sort of alien landing craft, in the midst of this Victorian architecture will in no way enhance the aesthetic of the street.
- The proposed building is not in "line" with the existing buildings.
- The proposed building will not merge with the environment but will be an eyesore.
- The proposal fails to live up to the standard of other developments in the area An appeal for a similar development nearby at Shaftesbury Hall was rejected and the grounds also apply to this proposal.

#### 7.12 Impact on neighbouring properties

- The site extends into the garden of the upstairs flat of 50/52 which represents a loss of open space and amenity to this flat.
- Noise and light pollution.
- The residents will not have privacy as neighbours will oversee their ground floor.
- The proposal would breach our human rights as agreed under the EU Convention.
- The proposed dwelling will create noise nuisance and disturb the peaceful environment of gardens.
- Loss of privacy to surrounding properties through overlooking.
- The enjoyment of their garden area will be impacted by the dwelling to rear of the existing building line and close to established residential properties.

#### 7.13 Inaccuracies and procedural matters

- The garages are not in a dilapidated state or unused, until recently, the garages were all let and even now, 2 of them are being used by a builder.

- The applicant has made a false declaration, this is grounds to reject this application.
- The submission indicates that there are no trees on the site but there is a large evergreen tree on the site and a number of trees adjacent to the site.
- Concerns that not all of our neighbours have received a letter to inform them of this application and therefore the council has acted illegally.
- No notice has been out on lamp posts to advise neighbours of the application.
- Complex application and should be decided by committee and not a delegated decision.
- The property is referred to as a bungalow and a house –presumably this is a bungalow ie 1 storey.

#### 7.14 Other matters

- It is clear that the applicant is in this for profit motive only and no other reason.
- We would also like to know why the council did not make a decision on the 2<sup>nd</sup> application after more than one year. Just after the 2<sup>nd</sup> application was withdrawn, a new one was made.
- If the property is proposed to be used to rent there is sufficient accommodation in the area.
- If the applicant has not maintained the garages properly, what guarantee is there that the new property will be properly maintained.
- An application was made about ten years ago, and it was rejected and therefore the council should reject this application.
- The materials being used are the cheapest and this clearly shows the applicant does not care about the environment or the impact this building will have.
- It has been known by the council, that the drain system being used is not very effective and using the same drain will cause problems of overflowing.
- The proposed development has no affordable housing element and does not contribute to the council's affordable housing target as set out in the London Plan.
- Despite proposing the construction of a bungalow, the proposed design makes no attempt to provide the type of inclusive design which would enable a disabled person to live there, a key objective of Haringey's UDP.
- Asbestos in the roofs should be disposed of professionally and residents should be notified.
- Bins will be left at the top of the passage way and not returned to the bungalow.
- There is Japanese knotweed on the site which should be removed by a specialist contractor.
- There is an existing problem with drains the bungalow should be connected to the main drains.
- No shortage of 1 bedroom accommodation but very few garages.
- The proposal should be 500mm lower than the existing ground level.
- A neighbour has specified a number of conditions they wish to be attached.

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

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

- The principle of a residential use on the site
- Design form and layout
- Residential Amenity;
- Parking and access;
- Waste management;
- Trees and biodiversity
- Sustainability

### Principle of Residential Use

8.2 The NPPF provides guidance on decision taking and in particular, introduces a presumption in favour of sustainable development and also outlines a number of core planning principles that should be adhered to. In particular this includes to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and encouraging the effective use of land by reusing land that has been previously-developed, and to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Local Plan Policy SP0 advocates a positive approach and a presumption in favour of sustainable development, unless any adverse impacts of granting permission would outweigh this presumption.

8.3 The site is in a sustainable location in an existing residential area and the proposal would involve the re-use of previously developed land which does not fall within a defined employment area. Therefore the principle of residential use on this site is considered to be acceptable subject to detailed considerations.

8.4 Concerns have been raised in respect of the loss of the existing garages with reference to the Council's 2006 UDP Policy CW2 which refers to the loss of existing community facilities. This policy has not been saved following the adoption of the Local Plan strategic Policies March 2013 and in any case refers to health services, childcare and education facilities and not small domestic facilities such as lockup garages. Given the strong policy presumption in favour of re-using previously developed land and providing housing on appropriate sites there is no policy justification to resist the loss of the existing garages.

### Design, Form & Layout

8.5 London Plan policies 7.4 and 7.6 requires planning decisions to have regard to local character and for development to comprise details and materials that complement, but not necessarily replicate the local architectural character. Policy SP11 of the Local Plan requires development to create places and buildings that are of high quality and are attractive and sustainable.

8.6 The application site contains a single storey block of garages located to the rear of the terraced dwellings which front onto Queens Road. To the east and west of the site there are garages which sit to the rear of the blocks of flats on Brownlow Road. The proposal would replace an existing block of garages with a single storey detached bungalow which would increase the footprint of the development within the site, move the development to the centre of the site and increase the distance to the western

boundary. The proposed house would exceed the floorspace minima for 1-bedroom dwellings set out in the Council's Housing SPD and the London Plan. There would be a garden area of 44 sqm which would exceed the amenity space requirement in the London Plan. Therefore, although the proposal represents backland development, the layout of the dwelling within the plot and the distance to the boundaries would respect the layout and character of the surrounding development. While objections have been raised about size of the dwelling relative to the size of the site, the density would be less than required by the London Plan and given the design considerations for the site the density of the development is considered to be acceptable.

8.7 The proposed design comprises a mix of modern and traditional design features and materials. The dwelling would have a flat sedum roof with a hipped slate grey metal surround and facing brick elevations. The height and design of the dwelling would ensure that it would not be visible within the streetscene and is sympathetic to the surrounding character of the area. The replacement of the existing garages with a modern sympathetically designed dwelling would respect and enhance the character of the area. It is considered necessary to impose a condition requiring the applicant to provide samples of the proposed materials for the elevations and roof to ensure a high quality finish inkeeping with the character of the area.

8.8 Overall the form, siting, height and layout of the building within the site are considered to be acceptable. As such the proposal is considered to be in accordance with policies 7.4 and 7.6 of the London Plan, UD3 and SP11. The additional dwelling will make a modest contribution to meeting Haringey's Housing needs as set out in Local Plan Policy SP2. The applicant has stated in their design and access statement that the proposal would comply with Lifetime House Standards in accordance with Local Plan policy SP2. Due to the size of the site it is considered necessary to remove permitted development rights for extensions to the dwelling and outbuildings.

#### Impact on amenity

8.9 London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Local plan policy also expects new development to maintain the level of privacy enjoyed by adjoining properties and not to create problems of overlooking.

8.10 Concerns have been raised in respect of the impact of the proposal on the amenity of the neighbouring properties. Due to the single storey nature of the proposed dwelling, the distance to boundaries and orientation of the buildings, it would not adversely affect the privacy and amenity of adjoining houses and gardens. The fenestration of the dwelling can be screened by a 1.8 metre screen fence and a condition can be imposed to ensure that details of the boundary screening are provided prior to the occupation of the dwelling. The proposal would introduce built development closer to the rear boundary of the garden area of 50- 52 Queens Road however due to the orientation of the buildings and the distance to the boundary the dwelling would not have an overbearing appearance to the neighbouring dwellings.

8.11 Concerns have been raised with regard to noise and disturbance from the dwelling, however given the existing vehicular access alongside the boundary with No.48 and the potential for the use of the existing garages throughout the day it is

considered that the proposed dwelling would not result in an increase in the noise and disturbance to the surrounding properties. Due to the distance between the dwelling and the neighbouring properties it is not considered that the light emissions from the dwelling would harm the amenity of neighbouring properties.

8.12 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 UDP Policy UD3 and with sections 8.20-8.27 of the Housing SPD.

8.13 Concerns have been raised that the proposed dwelling would not benefit from a sufficient standard of amenity and would be overlooked by the surrounding dwellings. The dwelling has been designed to minimise the intervisibility with the neighbouring dwellings, the east elevation which faces 50 -52 Queens Road would not contain any windows and main fenestrations are in the west and north elevation. The garden area would enjoy a reasonable level of privacy commensurate with the level of privacy in the surrounding area. It is therefore considered that the dwelling would provide a reasonable level of privacy to the occupants in keeping with the standard of amenity in the surrounding area.

8.14 Concerns have also been raised that the creation of the new residential site would result in a loss of amenity space for the flats at 50 – 52 Queens Road, however the applicant's submissions indicate that the proposed residential site consists purely of an area currently serving the existing garages and would not result in a reduction in the amenity space for these flats.

#### Access & parking

8.15 Concerns have been raised that the proposal would increase pressure on parking on Queens Road, the Council's Transportation Department have been consulted and raise no objections. They note that the site has a high PTAL of 5 with good public transport links a short walk from the site and it is likely that the majority of the prospective residents of the dwelling would use sustainable transport for journeys to and from the site. With regard to on street parking issues they note that the site falls within the Bounds Green controlled parking zone (CPZ), which provides a level of on-street parking control and although the proposal does not include any off-street parking provision, the area has not been identified within the Haringey Council adopted UDP (saved policies 2013) as that renowned to have high car parking pressure. It is therefore anticipated that any small increase in parking demand could be catered for on-street. The proposal is therefore considered to comply with UDP Saved Policy M9.

8.16 Concerns have been raised that wheely bins could result in a trip hazard for pedestrians, no concerns have been raised by the Council's Transportation Department and a condition can be imposed to request further details of the storage and collection arrangements to comply with Council Guidance.

#### Trees and Biodiversity

8.17 There are several mature trees close the site boundaries which could be affected by the proposal development. It is therefore considered necessary to attach a condition requiring suitable tree protection measures to be installed prior to the work commencing on site in the interests of the local landscape character and amenity of the area in accordance with UDP Saved Policy OS17.

8.18 Concerns have been raised with regard to the loss of existing biodiversity on the site however the site does not fall within an Site of Importance for Nature Conservation (SINCs) or Local Nature Reserve (LNRs) and does not have the characteristics likely to accommodate protected species. Concerns have also been raised with regard to the presence of Japanese knotweed on the site, the removal of this species is controlled by other legislation and is not within the remit of the Planning Authority therefore conditions cannot be attached in this regard. An informative can advise the applicant in relation to the relevant legislation.

### Sustainability

8.19 The NPPF, London Plan and local policy requires development to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. Chapter 5 of the London Plan sets a carbon reduction target of 25% and Local Plan Policy SP4 require all new homes to meet Level 4 of the Code for Sustainable Homes. The proposal includes a sedum roof and condition can be imposed to require further details of the roof and for the development to meet Code for Sustainable Homes Level 4 and the London Plan carbon reduction target.. Overall the proposed scheme is considered to be of sustainable design and represent a beneficial use of previously developed land.

### CIL applicable

8.20 Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £9,590.00 (274 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.

### Other matters raised

8.21 With regard to the procedural matters raised, the council has notified a large number of neighbouring properties in excess of the minimum requirement to notify adjoining properties. A site notice was not required as the site is not within a Conservation Area. Previous applications for this site were withdrawn following officer concerns and pre-application discussions took place prior to the submission of this application which aims to address the previous concerns. Reference has been made to an application 10 years ago but the address of the site has not been provided, in any case any application must be assessed on its own merits in accordance with current Development Plan Policy.

8.22 With regard to the other matters raised, The Council's Local Plan Policy SP2 does not require affordable housing to be provided on developments of less than 5 residential dwelling and therefore there is no requirement for the provision of affordable housing within this proposal. Drainage issues will be dealt with by any subsequent Building Regulations Application. The applicant's motives for the proposal, their intentions to rent or sell the dwelling are not material planning considerations. The future maintenance of the property cannot be controlled through Planning Legislation and a condition has been attached to ensure the materials used in the external finish respect the character of the area. The applicant will be required by condition to meet Code for Sustainable Homes Level 4. The removal of asbestos in the existing buildings would be controlled by other legislation and is not a planning matter.

## **9.0 HUMAN RIGHTS**

9.1 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.

## **10.0 EQUALITIES**

10.1 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.

## **11.0 CONCLUSION**

11.1 The layout, design and scale of the proposed dwelling is considered to be an acceptable form of backland development. The proposal achieves an acceptable relationship with neighbouring buildings and will not give rise to significant degrees of overlooking or loss of privacy to neighbouring occupiers. The dwelling would provide an adequate standard of accommodation and amenity for future occupants. The proposal would not affect mature trees within adjoining sites or have a negative impact on highway safety.

11.2 As such the proposal is considered to be in accordance with policies 3.3-3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2, SP4 and SP11 of the Local Plan 2013 and saved policies UD3, UD7, HSG2, M9 and OS17.

## **12.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions



Applicant's drawing No.(s) 5557/A3/5, 6

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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. 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.

4. 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.

5. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The scheme submitted shall be in accordance with Council's Waste Management requirements. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality in compliance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan.

6. No development shall start until a tree protection plan has been submitted to and approved by the Local Planning Authority. The plans shall show suitable measures to protect the trees on the adjoining site in particular: secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:1980 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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

7. Notwithstanding the provisions of Article 3 of the Town & Country Planning General Permitted Development Order 1995 as amended by the (No.2) (England) Order 2008 or any Order revoking or re-enacting that Order, no development within Part 1 Classes A-F of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies UD3 'General Principles' of the Haringey Unitary Development Plan (2006), SP11 'Design' of the Haringey Local Plan (2013) and Policy 7.4 'Local Character' of the London Plan.

8. The dwelling hereby permitted shall not be occupied until it has been demonstrated in writing to the Local Planning Authority that it will meet or exceed Code for Sustainable Homes Level 4.

Reason: To ensure a sustainable construction consistent with Policies 5.2 of the London Plan 2011 and SP4 of the Haringey Local Plan 2013.

9. Before development commences other than for investigative work:

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

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation

being carried out on site. The investigation must be comprehensive enough to enable:-

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

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

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance to Policy ENV11 'Contaminated Land' of the Haringey Unitary Development Plan (2006) and Policy 5.21 of the London Plan.

10. Prior to the first occupation of the dwelling hereby permitted details of the proposed boundary screening shall be submitted to and approved in writing by the Local Planning Authority. Following the approval of such details the screening shall be implemented and shall thereafter be retained permanently unless otherwise agree in writing by the Planning Authority.

Reason: To safeguard the privacy and amenities of the adjoining properties and to comply with UDP Saved Policy UD3.

#### STATEMENT OF POSITIVE AND PROACTIVE ACTION IN DEALING WITH THE APPLICATION

The pre-application service was used for this application and the advice given was followed.

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 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.

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

INFORMATIVE:- Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE:- The applicant is advised that based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £9,590.00 (274 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.

INFORMATIVE:- The applicant is advised that in relation to Condition 5 the Council's Waste Management Team advise the following. The proposed development will require a 'Standard kerbside collection full set' to be left for collection within the area of the property as close as possible to the access point to the property for collection teams. Adequate waste storage arrangements should be made so that waste receptacles do not need to be stored permanently in the alleyway as this could attract dumping. The wheelie bins should where possible be stored within the perimeter of the property and placed out within 25 metres of the collection point on collection days. Street-based households receiving kerbside collection services require space for the 'Standard kerbside collection full set' to be left for collection within the area of the property as close as possible to the access point to the property for collection teams. Wheelie bins or bulk waste containers must be provided for household collections. Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary. Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected.