

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2013/2396	Ward: Bounds Green
Address: Land to rear of 1-11 The Drive N11 2DY	
Proposal: Development of a terrace of three x 4 bedroom houses	
Existing Use: Vacant / Back Land	Proposed Use: Residential
Applicant: Mr Nicholas Papapavlou / Haringey Council	
Ownership: LB Haringey	
Date received: 15/11/2013	Last amended date: 23 rd January 2014
Drawing number of plans: 001 rev C, 002 rev C	
Case Officer Contact: Malachy McGovern	
PLANNING DESIGNATIONS: Road Network: B Road, Tube Lines	
RECOMMENDATION: GRANT PERMISSION	
<p>SUMMARY OF REPORT:</p> <p>The proposal is for the redevelopment of a rectangular parcel of land to the rear (south-west) of 1-11 The Drive, Bounds Green, N11 to provide 3 x four bedroom houses.</p> <p>The site currently comprises a single storey garage building on the north western boundary and the remainder of the site has been incorporated into the rear gardens of the properties along no. 1-11 The Drive.</p> <p>Immediately south-west of the site is an existing terrace of three storey properties on Blake Road.</p>	

1.0 SITE LOCATION PLAN



Site Location Plan

2.0 DRAWINGS & IMAGES

Aerial View of site (image below)



Street View from Blake Road (image below)

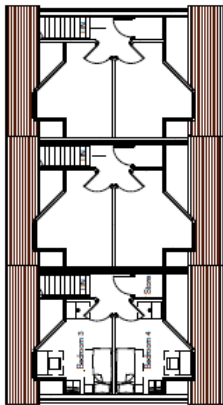




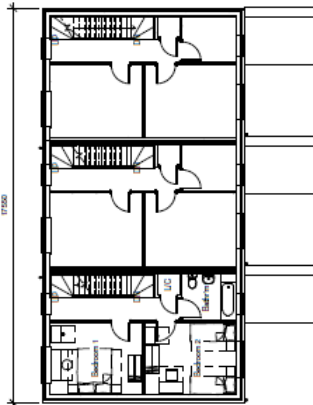
Proposed Site Layout

Proposed Plans & Elevations

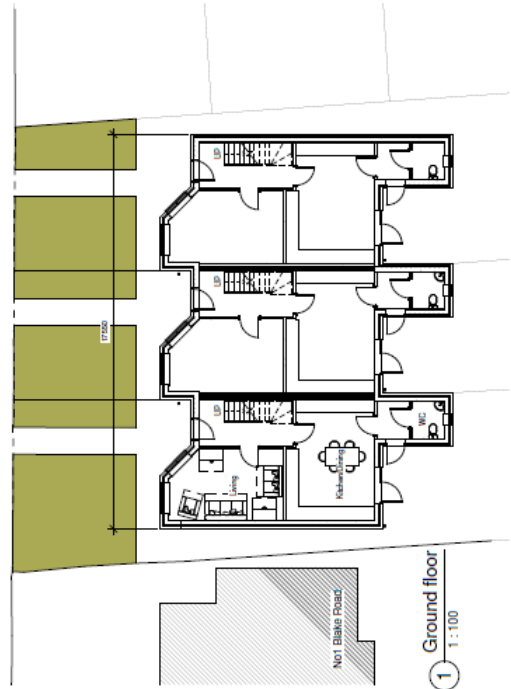
BL | 100/101/102/103/104



3 Second floor
1:100



2 First floor
1:100



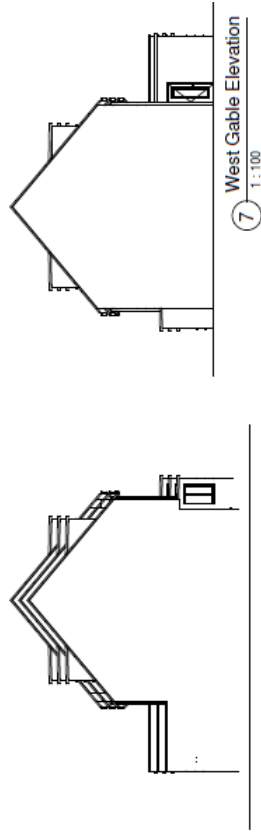
1 Ground floor
1:100



4 Front Elevation
1:100



5 Rear (South) Elevation
1:100



6 East Gable Elevation
1:100

7 West Gable Elevation
1:100



Sketch perspective from Blake Road

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is rectangular in shape measuring approximately 20 metres wide and 88 metres long. The site comprises a small single storey garage on the north-west boundary fronting Blake Road and the remainder of the site has been incorporated into the rear gardens of the properties along 1 – 11 The Drive creating extended garden plots measuring approximately 35 metres in depth. The land in question was leased individually to the residents of these properties on an 88 year term expiring in December 2009.
- 3.2 There are several young trees in close proximity to the north western boundary, and a number of larger semi-mature and mature trees towards the central and south-eastern section of the site.
- 3.3 The application site does not fall within a Conservation Area and does not comprise any Listed Buildings.
- 3.4 The site has a medium-high PTAL of 4 is within walking distance of Bounds Green Underground Station and Bowes Park mainline station
- 3.5 The surrounding area is predominantly residential in nature and characterised by 2 storey terraced Edwardian and inter-war era properties. Many of the houses in the area have been extended and altered significantly.

4.0 PROPOSAL

- 4.1 The proposal is for the erection of 3 x three storey dwellings. The dwellings will have a similar internal layout and will have 4 bedrooms. Each dwelling will benefit from private external amenity space to the front and large, narrow gardens to the rear.

5.0 PLANNING HISTORY

- 5.1 Whilst there is some planning history relating to the properties 1-11 The Drive, there is no relevant planning history for the site in question.

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). The proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan. The NPPF has at its core a strong presumption in favour of sustainable development

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
- Policy 7.4 Local Character
- Policy 7.6 Architecture

6.2 Haringey Local Plan – Strategic Policies – Adopted 2011

- SP0 Presumption in favour of sustainable development
- SP1 Managing Growth
- SP2 Housing
- SP11 Design

6.4 Unitary Development Plan 2006 (Saved Policies)

- UD3 General Principles
- UD7 Waste Storage
- HSG2 Change of Use to Residential
- M10 Parking for Development
- OS17 Tree Protection, Tree Masses and Spines

6.4 Supplementary Planning Guidance / Documents

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

7.0 **CONSULTATION**

Internal	External
Ward Councillors Transportation Group Cleansing Building Control Housing Renewal Trees	London Fire Brigade London Underground Thames Water Utilities 34 Neighbours Bounds Green Residents Association

7.0 **RESPONSES**

7.1 LBH Building Control – No Objection

7.2 LBH Transport – Initial objections were raised in relation to the size and positioning of the vehicle crossovers. The scheme has been revised to remove the off street car parking however and as such no objection has since been made to a car free scheme

External Responses

- 7.3 Thames Water – No Objection
- 7.4 London Fire & Rescue - No Objection
- 7.5 Transport for London (TFL) – No Comment

Neighbour Responses

7.6 No. 2 The Drive – Objection

- Loss of green space/ views
- Loss of sunlight
- Visual pollution/ out of character

7.7 No. 6 The Drive – Objection

- the dwellings would be too small
- the development would be cramped and out of character
- privacy / overlooking issues
- loss of light due to south facing orientation
- spoil rear garden views
- development would be land grabbing
- potentially 12 more cars causing increased parking pressure

7.8 No. 8 The Drive – Objection

- Loss of garden amenity
- Additional pressure on public transport
- Construction noise

7.9 No. 9 The Drive (Allen Planning acting as agent) – Objection

- Inappropriate scale and overbearing development
- Loss of light and overshadowing on gardens along The Drive
- Overlooking into the gardens on Blake Road & The Drive
- Loss of gardens and trees
- Car parking/ 6 additional cars would cause highways concerns

7.10 No. 10 The Drive – Objection

- Overlooking into properties along The Drive – exacerbated by the topography of land
- Overshadowing of rear gardens
- Construction noise
- Houses would be too small/ cramped and out of character with neighbouring dwellings

7.11 No. 11 The Drive – Objection

- Loss of garden space
- Crowded development

7.12 No. 4 Woodfield House – Objection on the grounds that a potential change of access to the site from Blake Road to Woodfield House would cause noise and nuisance to amenity.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Principle of Residential Use

8.1 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 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 be significantly outweighed.

8.2 Paragraph 53 of the NPPF also 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. In this case the site measures approximately 1,760 sq.m in area and would be divided evenly into three plots each measuring approximately 587 sq.m. Each dwelling would have a footprint of approximately 64 sq.m giving a plot to footprint ratio of approximately 9:1. The scheme is well integrated into its surrounding in terms of scale and layout, preserving large areas of the existing gardens as open and undeveloped land.

8.3 The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. The proposal accords with the criteria outlined in policies SP2 of the Local Plan and HSG2 ‘Change of Use to Residential’ in addition to London Plan Policy 3.3 ‘Increasing Housing Supply’.

Design, Form & Layout

8.4 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, attractive and sustainable.

- 8.5 The proposal involves construction of a short terrace of 3 x three storey houses which would sit comfortably between the existing terraced properties on Blake Road immediately south-west and the rear gardens of properties 9 – 11 The Drive to the north-east. The front building line of the proposed dwellings would be consistent with the terraced properties on Blake Road and the overall built form, scale and massing would be similar to the two-storey dwellings in the immediate area albeit with marginally narrower proportions.
- 8.6 The dwellings would be of modern style with recessed front doorways at ground floor level providing an articulated front building line adding visual interest. The front building line would be set back at first floor level reflecting the neighbouring terrace on Blake Road. The overall treatment would respond well to the surrounding housing typology which is characterised by recessed doorways and projecting front bay windows.
- 8.7 Each dwelling would be approximately 5.75 metres wide, with a depth of 10m. The dwellings would also have ground floor rear additions measuring approximately 2.1 metres wide and projecting to a depth of 3.1 metres. At street level the properties would appear as two storey houses with pitched roofs and small dormer extensions in the front and rear roof slopes providing additional bedroom space at loft level. This is considered to be in keeping with the surrounding residential properties, many of which have been altered significantly at roof level. The submitted drawings indicate that white painted render and roof tiles to match the neighbouring dwellings on Blake Road would be used which is acceptable.
- 8.8 Due to the topography of the land, the houses would be staggered to take account of the natural slope from west to east. It is considered that this arrangement would be successful visually, and would allow the terrace to assimilate into the street without appearing overbearing or unduly dominant at either end.
- 8.9 Overall, the form, siting, height and layout of the buildings 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 and UD3 'General Principles' and SP11. They will make a modest contribution to the new increased housing target in Local Plan SP2 to meet or exceed 820 new homes a year.

Standard of Residential Accommodation:

- 8.10 The proposed dwellings would have a gross internal area (GIA) of approximately 120 sqm which would exceed the 113 sqm floorspace minima for a 3 storey, four-bedroom dwellings set out in the Council's Housing SPD and the London Plan. Whilst objections have been raised about the number of dwellings proposed, the density of the development is acceptable.
- 8.11 Each dwelling would have a combined kitchen/ living and dining area exceeding 27 sqm and all bedrooms would exceed minimum floorspace

standards. The proposed layout is considered acceptable and all rooms would have reasonable natural light and outlook.

- 8.12 The standard of accommodation is considered acceptable and in line with Policy 3.5 Quality and design of housing developments of the London Plan 2011 and with the Mayor's Housing SPG 2013.

Impact on Trees

- 8.13 It is noted that a number of young trees would require removal in order to facilitate the new dwellings however the semi-mature and mature trees situated in the central and south eastern part of the site would be well out of the way of any construction works. Notwithstanding, it is considered that an arboricultural survey should be carried out in order to establish the parameters for development on site and to establish the amenity value of any existing trees. The location of the houses next to the north-western boundary is such now that the root protection zone of the semi-mature and mature trees would not be encroached.
- 8.14 Subject to the use of appropriate tree protective fencing the proposed development can take place with no damage or implications relating to the remaining trees on site. A condition will be attached to the permission to ensure that appropriate measures are taken to ensure their protection. Overall the proposal accords with the requirements of policy OS17 'Tree Protection, Tree Masses and Spines'.

Impact on Amenity

- 8.15 The 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.
- 8.16 The siting, fenestration and orientation of the buildings are such that they will not adversely affect the privacy and amenity of adjoining houses and gardens. The main fenestration to the dwelling will be north west-facing and would be some 27 metres away from the properties on the opposite side of Blake Road. The Council's adopted Housing SPG states that there should be a minimum separation distance of 20 metres between habitable rooms at ground floor level, and a separation distance of 30 metres at first floor level. The dwellings have been designed such that there would be no new windows on either flank elevation facing either the neighbouring terrace on Blake Road or the rear gardens of no. 1-11 The Drive. As such, it is not considered that the proposal would reduce privacy or cause overlooking to a materially harmful degree.
- 8.17 Given the position of the new dwellings immediately north east of the neighbouring (most affected terrace) on Blake Road, it is not considered that any material reduction in sunlight would result. More affected would be the

dwellings immediately north east of the site, in particular no.s 8-11 The Drive which may suffer marginal reduction of evening sun in the winter months. The submitted plans show that the rear building lines of these properties along The Drive would be at least 24 metres away and the 20 metres from the windows of some ground floor rear extensions. Given the degree of separation, it is not considered that the proposal would have an unduly harmful impact by way of reduction of light or outlook.

- 8.18 The proposed development is of a marginally smaller scale and similar design to the dwellings immediately surrounding it. The proposed set back from shared boundaries and associated landscaping are considered sensitive to the nature of the site achieving an acceptable relationship with adjoining and neighbouring properties. A condition can be imposed restricting permitted development rights to protect local residents from any future development on the site.
- 8.19 It is accepted that the proposed development if implemented would cause a reduction in the rear garden sizes of the properties 1 – 11 The Drive. It is submitted however that these properties would retain approximately 12 – 14 metres of garden depth which is typical for the area, proportionate to dwellings in question and more than adequate for family accommodation. It is considered that on balance, the provision of new family accommodation as part of the proposal would outweigh any harm from the reduction of garden space to these properties.
- 8.20 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.

Access & Parking

- 8.21 The originally submitted scheme proposed two parking spaces for each dwelling within the front garden spaces. Following consultations with the Council's Transportation Team it was considered that a car free scheme would be acceptable given the site's PTAL of 4.
- 8.22 Each dwelling would have safe pedestrian access from Blake Road. The proposal is acceptable in highways terms.

Sustainability

- 8.23 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.

- 8.24 Chapter 5 of the London Plan requires all new homes to meet Level 4 of the Code for Sustainable Homes. Little information has been provided in relation to sustainability however overall, the proposal is considered to be of sustainable design and represents a beneficial use of this previously developed land. A condition can be imposed requiring the development to meet Code for Sustainable Homes Level 4.

Planning Obligations

- 8.25 The proposal will also be liable for the Mayor of London's CIL as the proposal is for three additional units. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £12,600.00 (360 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.

9.0 CONCLUSION

- 9.1 The proposed development would provide three new residential units with a good standard of accommodation and would be a welcome addition to the Borough's housing stock. The dwellings would be of an appropriate scale and form and would relate well to the character and appearance of the wider area. The proposed development would not have a harmful impact on the residential amenity of neighbouring properties and as such is acceptable.
- 9.2 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, SP11 and SP12 of the Local Plan 2013 and saved policies UD3, UD7, HSG2, M10 and OS17.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions
Applicant's drawing No.(s) 001 rev C, 002 rev C

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 accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

MATERIALS & BOUNDARY TREATMENT

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. 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.

TREE PROTECTION

5. Details of all works to or affecting trees on or adjoining the site shall be submitted to and approved by the Local Planning Authority, and shall be carried out in accordance with the relevant recommendations of BS 3998: 1989 (Recommendations for Tree Work).

Reason: To ensure the continuity of amenity value afforded by the tree(s) in question.

OTHER

6. 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.

7. No part of any flat roof of any of the dwellings hereby approved shall be used as a roof terrace or sitting area.

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

8. No dwelling shall be occupied until it has been demonstrated in writing to the Local Planning Authority that the development hereby permitted will meet or exceed Code for Sustainable Homes Level 4.

Reason: To ensure a sustainable construction consistent with Policy 5.2 of the London Plan 2011.

9. Prior to the first occupation of the development hereby permitted the redundant crossover shall be removed and the footway re-instated.

Reason: To maintain pedestrian amenity.

APPENDIX 1: COMMENTS ON OBJECTIONS

No.	Stakeholder	Comments	Response
1	Transportation	<ul style="list-style-type: none"> • No information on the location of the proposed crossovers has been provided. • The existing electricity/ telegraph positioned on the footpath on Blake Road would conflict with any crossovers and requires attention • The Arboriculture & Allotments Team have been consulted and have advised that tree removal is not acceptable when the sole purpose is to provide a vehicle crossover. 	<p>The application has now been revised to provide a car-free scheme given the PTAL of 4 and is not considered to fall within an area with high parking pressure.</p> <p>The propose car parking and crossovers are no longer a concern.</p> <p>The Council's Highways & Transportation Team now raises no objection to the proposal and has advised that the existing redundant crossover should be removed and the pedestrian footway reinstated.</p>
2	Local Residents	<ul style="list-style-type: none"> • Loss of green space and garden amenity 	<p>The reduction of green space and garden sizes is noted however it is considered that the properties along The Drive would retain adequately-sized rear gardens should the proposal be implemented. The loss of garden space is not considered to reduce the amenity of the occupants of these properties to an unacceptable degree.</p>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li data-bbox="595 236 1032 268">• Loss of sunlight/ overshadowing <li data-bbox="595 644 1144 932">• Visual pollution / out of character <li data-bbox="595 676 1032 708">• the dwellings would be too small <li data-bbox="595 708 1144 772">• the development would be cramped and out of character <li data-bbox="595 772 1144 836">• Inappropriate scale and overbearing development <li data-bbox="595 836 1144 932">• Houses would be too small/ cramped and out of character with neighbouring dwellings <li data-bbox="595 1011 1144 1075">• Privacy / overlooking issues. Exacerbated by topography of land 	<p data-bbox="1167 236 2092 549">Given the position of the new dwellings immediately north east of the neighbouring (most affected terrace) on Blake Road, it is not considered that any material reduction in sunlight would result. More affected would be the dwellings immediately north east of the site, in particular no.s 8-11 The Drive which may suffer marginal reduction of evening sun in the winter months. The submitted plans show that the rear building lines of these properties along The Drive would be at least 24 metres away and the 20 metres from the windows of some ground floor rear extensions. Given the degree of separation, it is not considered that the proposal would have an unduly harmful impact by way of reduction of light or outlook.</p> <p data-bbox="1167 644 2092 884">There surrounding area is characterised by short terraces with a variety of sizes. The proposal would be of a similar scale and form and would adopt many of the design features common to neighbouring buildings such as projecting front bay windows and would respect the existing settlement pattern. It is noted that the proposed dwellings would be marginally narrower than the dwellings along Blake Road however at 5.8 metres wide this would not be such that the dwellings would look out of character or unfit for purpose.</p> <p data-bbox="1167 1011 2092 1203">The main fenestration to the dwelling will be north west-facing and would be some 27 metres away from the properties on the opposite side of Blake Road. There would be no new windows on either flank elevation facing either the neighbouring terrace on Blake Road or the rear gardens of no. 1-11 The Drive. As such, it is not considered that the proposal would reduce privacy or cause overlooking to a materially harmful degree.</p>

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> <li data-bbox="595 244 1093 276">• Development would be land grabbing <li data-bbox="595 496 1144 560">• Potentially 12 more cars causing increased parking pressure <li data-bbox="595 560 1144 624">• Car parking/ 6 additional cars would cause highways concerns <li data-bbox="595 655 1111 687">• Additional pressure on public transport <li data-bbox="595 719 869 751">• Construction noise <li data-bbox="595 879 920 911">• Crowded development <li data-bbox="595 1007 1144 1126">• A potential change of access to the site from Blake Road to Woodfield House would cause noise and nuisance to amenity. 	<p data-bbox="1167 236 2101 419">The NPPF and other Central Government Guidance encourages the sustainable redevelopment of land for residential purposes where that development is appropriate in its context. The proposed dwellings are considered to be in accordance with these principles of sustainable development and with the objectives of the Haringey Local Development Plan.</p> <p data-bbox="1167 488 2101 639">The proposal has been revised to provide a car free scheme. The surrounding area is well served by public transport with numerous bus routes in close proximity and with Bounds Green Station a short walk away. It is considered that occupants of the dwellings could use sustainable modes of transport and this is encouraged.</p> <p data-bbox="1167 708 2101 828">The management of the site and potential nuisance from construction noise can be mitigated and should be controlled by the relevant legislation. The developer will be reminded of his obligations and this can be advised by informative.</p> <p data-bbox="1167 863 2101 983">The proposed density and scale of the development is considered to be in line with policy and commensurate to the site. The proposed density and scale would be similar to the surrounding housing developments and is acceptable.</p> <p data-bbox="1167 1018 2101 1137">There is no indication from the submitted plans or application that an access would be created from Woodfield House or Woodfield Way. The submitted plans clearly show that access would be provided from Blake Road and the application has been determined on the basis of the information submitted.</p>