

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/0697	Ward: Stroud Green
<p>Address: 92 Stapleton Hall Road N4 4QA</p> <p>Proposal: Erection of 2 storey four bedroom house with basement (Revised Plans)</p> <p>Applicant: Mr Simon Oliver Exclusive Homes</p> <p>Ownership: Private</p> <p>Case Officer Contact: Valerie Okeiyi</p> <p>Site Visit Date: 24/03/2014</p>	
<p>Date received: 10/03/2014 Last amended date: 30/05/2014 and 02/07/2014</p> <p>Drawing number of plans:155.14/ 001, 002, 003A, 005C, 006D, 007D, 008D, 009A, 010C, 011C, 012C, 013C, 020D, 021C, 022D, 023C, 030C, 031C, 032C, 035, 040D and 041C, 050A</p>	
<p>1.1 The application is being reported to Planning Committee due to a Councillor request.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The proposal is acceptable in planning policy terms. • The position, scale, mass, detail and alignment of the proposed building is considered to be acceptable. The building will be of modern design and is considered to be acceptable in this case given the secluded nature of this site. • Officers consider that the proposed development would preserve, and would not harm, the character of the conservation area. • The proposal will not give rise to unacceptable harm to the amenity of surrounding land and buildings. • The proposal will deliver a four bed house of an acceptable size and standard of accommodation and will make a positive contribution to the Borough’s housing supply. 	

2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Implementation within 3 years;
- 2) Development to be carried out in accordance with approved plans;
- 3) Precise details of the materials to be used in to be submitted to LPA;
- 4) Details/ scheme depicting those areas to be treated by means of hard and soft landscaping to be submitted to LPA including details of species, location and nursery size of the new trees to be planted;
- 5) Plan showing details of the green roof including species, planting density, substrate to be submitted to LPA;
- 5) Details of site levels to be submitted to LPA prior to commencement;
- 7) Details of boundary treatment to be submitted to LPA prior to commencement;
- 8) Tree protection measures to be put in place prior to commencement;
- 9) Details of no-dig specification and a cellular containment system for works the driveway to be submitted to LPA prior to commencement;
- 10) Removal of permitted development rights A-E;
- 11) Roof not to be used as external amenity area.
- 12) New dwelling to achieve Level 4 of the Code for Sustainable Homes;
- 13) Construction Management Plan to be submitted to LPA prior to commencement;
- 14) Considerate Constructors Scheme details to be submitted to LPA prior to commencement.

Informatives

- 1) CIL liable
- 2) Hours of construction
- 3) Party Wall Act
- 4) Street numbering
- 5) Network Rail on construction, demolition, drainage, noise & vibration and landscaping

In the event that Members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.11 This is an application for the erection of a two-storey four bedroom house with basement floor. The application has been revised since that initially submitted with slight changes to the positioning of the building and facing materials and fenestration, alongside a revised measured survey and new tree protection plan submitted. Two further slight changes were made to the elevations on 2nd July, namely the removal of one first floor window and the introduction of timber louvers in front of the large glazed panel window serving the staircase. The details of the scheme are as follows:

- The external finish of the house would be in white render and treated timber cladding;
- The new house has been slightly relocated and the gap between 92a increased by a further 625mm to a total of 5.4m;
- A small concrete retaining wall is proposed on the boundary with 92a to overcome any differences in levels;
- The house would have a green sedum and in part a brown roof;
- Three skylights would be inserted in the roof including two solar panels;
- Three lightwells are proposed to provide light into the bedrooms at basement level;
- A balcony and terrace is proposed with 1.8m high frosted glass privacy screens. The terrace is reduced from 15.6 sq. m to 9.8 sq. m;
- Hard and soft landscaping comprising of a paved area, decking, garden area and a fruit and vegetable garden are proposed;
- The proposed dwelling will have one off-street car-parking space (reduced from two to one) and will utilize the existing crossover and a domestic car turntable which is to be installed;
- Bike storage for three bicycles is proposed;
- Space for refuse and recycling is proposed, located to the side of 92 Stapleton Hall Road;
- A domestic sprinklers system is proposed as recommended by London Fire Brigade.

3.2 Site and Surroundings

3.2.1 The application site is a backland site accessed through a narrow passageway to the side of 92 & 94 Stapleton Hall Road. The site is a vacant piece of grassed land with disused timber structures. The last known use of the site was an orchard. The site adjoins the back gardens of 88, 90 & 92 Stapleton Hall Road to the north and 92a Stapleton Hall Road to the east. 92a is mid 19th Century stable building which has been extended and converted into residential use. The site backs onto a railway line. The entrance to the site gently slopes down from the road with the main part of the site being relatively flat after which (outside the site) land sloped down significantly to the railway cutting. The plot in question is surrounded by trees and planting.

3.2.2 This part of Stapleton Hall Road is residential in character with a mixture of two storey semi detached and terrace houses of similar Edwardian style; using red brick with stone and timber details such as decorative cills, lintels and bracketed eaves. The site is located within Stroud Green Conservation Area. The site is located circa 600m South-West Haringey Rail Station and circa 500m North-East of Crouch Hill Overground Station.

3.3 Relevant Planning and Enforcement history

3.3.1 There have been no previous planning applications to develop the site in question.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) Conservation
- 2) Transportation
- 3) Building Control
- 4) Cleansing – West
- 5) Arboriculturalist
- 6) Environmental Health – Contaminated Land

External

- 1) London Fire Brigade
- 2) Network Rail
- 3) Crime Prevention
- 4) Thames water

4.2 The following responses were received

Internal

- 1) Conservation – No objection. The development would be of low density, it will not be visible from the streetscene, therefore the impact on the conservation area would be minimal and the proposal acceptable in principle. The materials proposed should be conditioned.
- 2) Transportation – No objection. The amendment to the turntable, which is now repositioned and has a slightly smaller rotating plate will still allow a large sized family car to turn on-site and re-enter the highway. An Informative should be attached regarding street numbering.
- 3) Building Control – No objection. With regards to the Basement Impact Assessment submitted there is no objection and with a detailed design, planned and supervised construction the new house with a basement can be built safely and should not affect the properties nearby.
- 4) Cleansing – No objection.
- 5) Arboriculturalist – No objection. Conditions should be attached to ensure the trees to be retained are more than adequately protected and new trees will be planted to mitigate the loss of seven existing trees.
- 6) Environmental Health (Contaminated Land) – No response.

External

- 1) London Fire Brigade – The brigade is satisfied with the proposal subject to the domestic sprinkler system conforming to BS9251.
- 2) Network Rail – No objection. Informatives should be attached regarding construction, demolition, drainage, noise & vibration and landscaping.
- 3) Crime Prevention – No response.
- 4) Thames Water – No response

5. LOCAL REPRESENTATIONS

5.1 A site notice was put up on the 24/03/2014. The following were consulted:

- Residents of 44 properties;
- Local Ward Councillors;
- Stroud Green CAAC;
- `Stroud Green Residents Group.

5.2 The number of representations received from neighbours, local groups in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting: 50

Supporting: 3

5.3 The following local groups/societies made representations:

- Stroud Green Residence Association:
 - 1) Inadequate access to the planned house constitutes a hazard. Emergency vehicles would find it difficult to access the site and this presents a severe health and safety issue for all residents in the immediate vicinity. SGRA;
 - 2) The application inaccurately describes this greenfield site as being out of keeping with the existing character of the road when it is an orchard and garden and has historically been used as such. The site has a thriving wildlife.
 - 3) The footprint of the proposed dwelling is out of proportion to the size of the plot. There is very limited outdoor or recreational space for a family unit
- Stroud Green CAAC
 - 1) The principle of building new housing in rear gardens in a conservation area is unacceptable.
 - 2) The development proceed would establish a very regrettable precedent which would seriously compromise the unity and character of the CA.

- 4) The proposed dwelling is far too large for the site, and will result in loss of amenity value to the surrounding properties, including loss of light and overlooking contrary to policy
- 5) The provision of a basement is regrettable. The effect on neighbouring properties is unforeseeable, due to sub-soil conditions and changes to surrounding groundwater conditions contrary to policy
- 6) The car-parking proposals are not appropriate for a small residential site and should be abandoned.

5.4 The following Ward Councillors (at the time Councillors) made representations:

Richard Wilson

5.5 “1) Gardens in conservation areas should be protected and backland developments discouraged in accordance with the Council's planning policies.
2) Nearby gardens should be protected from overlooking to maintain privacy.
3) The bulk and scale of the proposed 4 bedroom house appears quite large for such a small site and in places the building would be very close to neighbouring gardens.

5.6 Given the number of objectors and residents who have commented, and the sensitivity of backlands development in the Stroud Green Conservation Area, it would be appropriate for this application to be decided by the Planning Committee rather than under delegated powers.”

Ed Butcher

5.7 On behalf of the resident at 82 Stapleton Hall Road the Cllr made the following comments:

1. “The house has a balcony around the top floor of the house - this means a loss of privacy and amenity for the many gardens and houses which it would overlook.
2. The application is not appropriate for a conservation area. Section 7 of Haringey's local plan states "the council will normally refuse planning permission on undeveloped open green backhand space in a conservation area because of the positive contribution such spaces make to the character and appearance of the conservation area."
3. The design of the house is not consistent with or appropriate to the other houses in the conservation area.
4. It will have a detrimental effect to the bountiful flora and fauna of the area.”

5.8 The following issues were raised in objections received and are considered material to the determination of the application and are addressed within the main body of the report:

- Character, design and form- Out of character with Conservation Area;
- The principle of building new housing in rear gardens in a conservation area is unacceptable;
- Principle of building on garden land;
- The new building would occupy most of the site, too close to boundaries;
- The scheme is not well designed;

- Overdevelopment;
- The proposed basement is inappropriate and out of keeping with existing residential development in the area;
- The large areas of glazing would be highly visible in the evening;
- Loss of privacy and amenity;
- Loss of trees and greenspace;
- Impact on trees and wildlife;
- Loss of daylight/sunlight to neighbouring properties and overshadowing;
- Visually intrusive by reason of scale, bulk and mass;
- Impact of basement on drainage and subsidence;
- Access and safety;
- Traffic and parking pressure and impact on road safety;
- Limited access for the site for emergency vehicles;
- Concerns over waste collection and waste storage;
- The electric turntable could pose a hazard;

5.9 The following matters were raised in support of the application:

- The new house is well designed;
- The pressure for housing should allow for more houses being built;

5.10 The following issues raised are not material planning considerations:

- Noise disruption from construction works;
- Inaccuracies of Design and Access Statement;
- Proposal will affect the right of way.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development;
2. Design, form and layout;
3. Impact on the Character and appearance of the conservation area;
4. Impact on the amenity of adjoining occupiers;
5. Living conditions for future occupants;
6. Parking and highway safety;
7. Trees and ecology;
8. Construction, drainage and flooding;
9. Sustainability;
10. Waste management.

6.2 Principle of the development

6.2.1 The application proposes to erect a two-storey four bedroom house with basement on this backland site to the rear of 88 – 92 Stapleton Hall Road. The principle of residential use on the site is considered appropriate given its siting within an established residential area in close proximity to public transport, schools and facilities. The proposal is supported by London Plan Policies 3.3

'Increasing Housing Supply' and 3.4 'Optimising Housing Supply' and local plan policy SP2 'Housing', which has a current target of providing 820 new homes a year in Haringey; which is to be increased to 1,502 under the Draft Further Alterations to the London Plan (FALP) 2014.

- 6.2.2 The proposal here is also considered to be in accordance with the NPPF which provides guidance on decision making and in particular, introduces a presumption in favour of sustainable development. The NPPF has at its heart a number of core planning principles that should be adhered to; in particular 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.
- 6.2.3 Whilst the NPPF has amended the definition of previously developed land to exclude 'garden land' and the indicative minimum housing density, it is not considered that there are any valid reasons why some urban 'greenfield' site cannot be developed for new residential purposes.
- 6.2.4 Policy 3.5 of the London Plan also refers to 'back gardens' and 'private residential gardens' and supports a plan-led presumptions against development on back-gardens where locally justified by a sound local evidence base.
- 6.2.5 While the NPPF and policy 3.5 of the London Plan refer to development on garden sites, they do not specifically exclude any development within gardens but rather seeks to resist inappropriate development of residential gardens. The most relevant policy considerations in the adopted local plan concerning this issue is policy SP13 'Open Space and Biodiversity', which seeks to protect and improve sites of biodiversity and nature conservation. In this particular case the site does not have a specific designation, however the scheme here is laid out and designed to respond and contribution to wildlife and ecological habitats; through including green and brown roofs, the maintenance of existing trees and the planting of new trees.
- 6.2.6 Within the objections received reference is made to SPG3c 'Backlands Development', in particular Paragraph 7.3 which states that "planning permission should normally be refused on green backland space in conservation areas because of the positive contribution such spaces make to their character and appearance." Limited weight however can be given to SPG3c here because it has not been formally adopted and secondly in this case it is difficult to argue the site makes a specific or important contribution to the character and appearance of the conservation area.
- 6.2.7 The land in question here has never formed private amenity space in connection with neighbouring residential properties. Historical OS Maps show that the plot in question and the plot on which 92a sits have always been separate plots. In fact the 1894 OS map shows a structure on the plot in question and on that at 92a. Given in effect the presence of one 'backland dwelling' (although originally a stable building which has been extended and

converted) and the access arrangements available to the site, and notwithstanding other material planning considerations (layout, design and impact on amenity etc discussed further on within this report) the site here is seen as being able to accommodate a residential unit.

6.3 Design, form and layout

- 6.3.1 NPPF (2012) chapter 7 'Requiring good design', London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' reinforce this strategic approach.
- 6.3.2 Surrounding residential development is characterised by two-storey semi-detached and terraced Edwardian properties with frontages onto a street. In this instance the site in question is a backland site and as such a contemporary building of a good quality design is seen as an acceptable approach here. A good quality contemporary building is generally seen as an appropriate architectural response for new buildings, even within conservation areas, rather than a mock or pastiche of an earlier architectural style. In this case the proposed dwelling will not compete or undermine the prevailing Edwardian character of the area.
- 6.3.3 This scheme proposed here is for a detached house of a 't-shape' footprint in a contemporary/ modern style. The new dwelling would be set away from the side flank wall of the adjacent house at 92a by 5.4m and it would be set in from the shared boundary by 3.1m to 2.2m. The new house would also be set back from the boundary shared with no. 88 by 2.25m.
- 6.3.4 The house would be 12.5m wide, 6.6m high to the highest point stepping down to 3m at the lowest point and it would be 12m in depth along the west elevation and 6.2m in depth along the east elevation facing 92a. The house would have a flat overhanging roof which steps down on all elevations with a strong vertical and horizontal emphasis. A one storey basement is proposed below the footprint of the house, including three lightwells to provide light to the bedrooms.
- 6.3.5 The massing of the proposed dwelling has been broken into two elements, which are separated by a glazed core. The first element, which is on the side facing 92a (east elevation), is the smaller of the two in terms of bulk with an overall depth of 6.2m at ground floor level and 4.7m at first floor level; whilst the second element on the side facing the end of the garden of 88 would have a depth of 12m at ground floor level and 5.95m at first floor level. Along the rear elevation the upper floor will be pulled in providing space for a 9.8 sq.m terrace and 5.4 sq.m balcony. The proposed massing and scale of the dwelling is considered sensitive in relation to the site and neighbouring properties and gardens.

- 6.3.6 The proposed dwelling would be finished predominantly in white self coloured render and treated vertical timber cladding. The roof is proposed to be in aluminium grey coping, with an aluminium overhang. A sedum green and brown roof is proposed here in response to the character and nature of the site.
- 6.3.7 The fenestration proposed would be aluminium framed/ dark grey windows and doors; comprising of high level slot windows, tall thin windows, fully glazed stair windows and sliding patio doors.
- 6.3.8 The siting, design and form of the building is considered to be acceptable and responds appropriately to its setting and relationship with neighbouring properties. As such the proposal is considered to be in accordance with NPPF (2012) chapter 7, policies 7.4 and 7.6 of the London Plan and UD3 'General Principles' and SP11.

6.4 Impact on character and appearance of the conservation area

- 6.4.1 Section 72 of the 1990 Town and Country Planning Act sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The importance of properly discharging the duty conferred by these provisions and the need to pay particular attention to potential harm was recently underlined by the decision of the courts in the case of Barnwell Manor and subsequent decisions that rely on it.
- 6.4.2 NPPF chapter 12 'Conserving and enhancing the historic environment' and London Plan policy 7.8 'Heritage Assets and Archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy (2013) SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment.
- 6.4.3 In this instance the site's presence within a conservation area does not preclude development from taking place nor require such development to imitate an earlier style. As discussed above a contemporary building of a good quality design is considered an acceptable approach in this instance.
- 6.4.4 The proposal here is of an acceptable scale, mass and design and would not be highly visible from the street. As such there would be limited impact to the streetscene and no harm to the conservation area. It is considered that the setting of the Conservation Area is enhanced.
- 6.4.5 No objections have been received from the Council's Conservation Officer who, in part, considers that *'whilst adhering to the scale and massing of the adjacent blocks, the proposed house is considered to be a good quality modern addition to the conservation area which, despite of its limited visibility, would be considered to be an enhancement'*.

6.4.8 Officers consider that the proposed development would have limited effect on the conservation area and as such in relation to the test outlined above would leave its character and appearance unharmed; in compliance with chapter 12 of the NPPF, policies 7.8 of the London Plan, SP12 of the Local Plan and the Council's SPG2.

6.5 Impact on amenity of adjoining occupiers

6.5.1 The London Plan 2011 Policy 7.6 Architecture, saved policy UD3 'General Principles' of the Council's UDP and Housing SPD 2008 state that development must not cause unacceptable harm to the amenity of surrounding land and buildings and the residential amenity of adjoining occupants in terms of loss of daylight, sunlight, privacy and overlooking.

6.5.2 Concerns have been raised that the new house would have an adverse effect on the amenity of the property at 92a. It is however considered that the dwelling would not cause any material loss of amenity given the 5.4m gap between the side wall of the property in question and that of the proposed. It is noted that there are two windows and a door on the flank elevation of 92a facing the proposed development, one of which is believed to serve a bathroom. The other window in question illuminates a room which also has the benefit of daylight from another window in the rear elevation. There will however be no noticeable reduction in daylight/ sunlight here, given the distances in question and the findings of the sunlight and daylight report submitted with the application, in line with Building Research Establishment (BRE) Standards,

6.5.3 The impact on 92a is further reduced in terms of overshadowing and daylight and sunlight because the bulk of the building facing 92a (east elevation) is significantly smaller in scale than that on the west elevation. In addition the presence of existing screening and new planting along this boundary will ensure the development is well screened from 92a.

6.5.4 The only first floor window along this side elevation facing 92a is a high level slot window 1.8m above finished floor level, therefore preventing overlooking. The balcony proposed on the rear corner of the building closest to 92a, which would face the railway land, would have a 1.8m high frosted glass privacy screen on the side facing 92a.

6.5.5 In relation to the properties which back onto the site in question, namely 82 – 94 Stapleton Hall Road, the proposal would not give rise to unacceptable overlooking or loss of privacy. There is a distance of distance ranging from 17 to 26m from the rear of these properties to the front elevation of the proposed house to prevent overlooking and loss of privacy. While the Council's Housing SPD states that as a general rule all rear facing habitable rooms directly opposite one another should be a minimum of 20 metres apart for two storey developments, in this case a number of design solutions are put in place to minimise overlooking

- 6.5.6 The en-suite bathroom window (front elevation) on first floor level of the new house would be a high level slot window 1.8m above finished floor level to prevent overlooking. The head to ceiling height window on first floor level (front elevation) which would serve the landing/ stair would now have timber louvers in front of the glazing to minimise overlooking/ or sense of overlooking. It is also important to bear in mind here that the properties on Stapleton Hall Road sit at much higher level than the house in question and as such facing windows here would not be directly opposite each other at the same level.
- 6.5.7 In addition to this there is planting proposed on the boundary facing the west elevation and there is planting close to the rear boundary of no. 90 in front of the head to ceiling height landing window. The windows on the west elevation would be a non opening fix panel window with frosted glazing.
- 6.5.8 The proposed terrace on first floor level after amendments has been reduced from 15.6sq.m to 9.8sq.m and would face onto the railway land. A 1.8m high frosted glass privacy screen is proposed along its side to prevent overlooking. A condition will be applied to ensure that the flat overhanging roof is not used as an external amenity space.
- 6.5.8 With regard to the building overshadowing neighbouring gardens, due to the building being set in from the various boundaries in question any such impact would be negligible with no material overshadowing.
- 6.5.8 Concerns have been raised that the extensive amount of glazing on the new building and lightwells proposed would result in light pollution to neighbouring properties. The building however has been designed carefully so that these large areas of glazing are located at the rear elevation which faces onto the railway. As pointed out above the landing/ staircase window will have a timber louvers in front to minimise overlooking. On the west elevation the non opening frosted window has been now been reduced in size. In terms of the lightwell proposed, that serving bedroom 3 will be screened in part by new boundary fences and a new tree proposed with the lightwell serving bedroom 4 a sufficient distance away from no. 88.
- 6.5.9 The potential noise emanating from the amenity space and turntable serving the new house would not create a level of noise and disturbance over and above that of a typical dwelling in a suburban location; i.e. that created from using a typical domestic garden or from a car turning or ambient noise levels.
- 6.5.10 Overall the proposed development has taken careful consideration in terms of its layout, form 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 London Plan 2011 Policy 7.6 policy UD3 of the UDP and with sections 8.20-8.27 of the Housing SPD.

6.6 Living conditions for future occupants

- 6.6.1 London Plan 2011 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing SPG 2012.
- 6.6.2 The residential unit would have a gross internal floorspace of 255 sq.m. Referring to table 3.3 of London Plan Policy 3.5; the proposed house would well exceed the 107 sq.m. standard for a 4 bed 6 person dwelling house.
- 6.6.3 Whilst some of the accommodation is at basement level, all bedrooms have sufficient external ventilation and light via the individual lightwells and small courtyard to serve each bedroom. It is accepted that given that the basement courtyard is enclosed it would not receive excessive natural light due to both orientation and siting, however this area is both private and useable and is, on balance, considered acceptable. This is further supported by the sunlight daylight report submitted in line with the BRE standards which demonstrates that the lightwells have been designed so as to permit adequate daylight to penetrate the rooms. This area is also complemented by the outdoor space provided at ground floor level. The extensive glazing at the rear of the house would provide sufficient light to the rooms on ground and first floor and the ventilation and circulation space is considered adequate.
- 6.6.4 The private amenity space is proposed in the form of a garden with areas of 240sq.m, decking of 42sq.m, paved area/walkway of 35.6sq.m, balcony with an area of 5.4sq.m, terrace of 9.8sq.m and lightwell of 30sq.m. The total of 363 sq.m. is acceptable for a four bedroom unit and is well in exceeds of the Housing SPD standard of 50 sq metres for private amenity space for a family unit.
- 6.6.5 Overall the standard of accommodation is acceptable and in line with Policy 3.5 of the London Plan 2011, the Mayor's Housing SPG and the Council's Housing SPD 2008.

6.7 Parking and highway safety

- 6.7.1 NPPF chapter 4 'Promoting sustainable transport', saved policy M10 'Parking for Development' of the Council's UDP seeks to ensure that proposed developments do not adversely affect the free flow of traffic around the site and that they do not result in a material impact on existing parking levels.
- 6.7.2 The application site has a medium PTAL rating of 3 and is served by the W3 bus route, which provides access to Finsbury Park underground and rail stations with a two-way frequency of 24 buses per hour. It is likely that the potential occupants of the proposed residential unit would utilise sustainable modes of transport for some journeys to and from the site. Notwithstanding this site does not fall within an area which has been identified within the

Haringey Council adopted UDP (saved policies 2013) as that renowned to have high car parking pressure.

- 6.7.4 The narrowest dimension of the access road is 2.7m, which is not wide enough to cater for fire appliances. However, the development will be fitted by a fire suppression system that will address this issue. This has been conditioned.
- 6.7.5 Amended plans have been received indicating some slight revisions to the turntable, which is now repositioned and has a slightly smaller rotating plate. This amended turntable will still allow a large sized family car to turn on-site and re-enter the highway in a forward gear and as such is considered acceptable.
- 6.7.6 The proposal is unlikely to have any significant impact upon the surrounding highway network or on parking demand in the immediate locality. Importantly, no objections have been received from the Council's Transportation Team.

6.8 Trees and Ecology

- 6.8.1 Local Plan (2013) policy SP13 'Open Space and Biodiversity' and saved policy OS17 'Tree Protection, Trees Masses and Spines' seek to protect trees that could be affected by a proposed development to protect and improve sites of biodiversity and nature conservation.
- 6.8.2 Neighbours are concerned that existing trees on the site could be adversely affected by the proposal; however no objections have been raised by the Council's Tree Officer. The tree report suggests that 7 trees will be removed to facilitate the new development, however none of the trees proposed for removal would merit a Tree Preservation Order (TPO), and as such there is no objection to their removal. It is proposed to retain 6 trees, 3 of which are in neighbouring gardens, including T1 and T2 semi-mature Oaks of high amenity value. 7 semi-mature trees are proposed to replace the trees that are to be removed. It is proposed to protect T1 and T2 through the installation of a no dig cellular confinement driveway and to protect T8, T9, T10 and T11 through the installation of protective fencing. A condition will be applied to ensure that the trees to be retained are adequately protected and that new trees are planted to mitigate against those being removed.
- 6.8.3 The Council's Tree Officer has indicated that caution should be taken when installing the turntable. To address this concern a method statement would be required to confirm the design and installation of the no dig cellular confinement driveway and the car turntable.
- 6.8.4 As noted above in this particular case the site does not have a specific designation, however the scheme here is laid out and designed to respond to the site's context and makes a contribution to the maintenance of wildlife and ecological habitats; through including green and brown roofs, the maintenance of existing trees and the planting of new trees. The railway land to the rear is however an ecological corridor, but given the distance between the back of the

building and the railway land there will be no adverse effects on its nature conservation value. The trees and vegetation along this boundary will be largely retained. A condition is to be imposed removing permitted development rights, including the right to erect outbuildings (i.e. next to this boundary).

- 6.8.5 The proposal is therefore considered to comply with Local Plan (2013) policy SP13 'Open Space and Biodiversity' and saved policy OS17 'Tree Protection, Trees Masses and Spines' of the UDP (2006).

6.9 Construction, drainage and flooding

- 6.9.1 NPPF chapter 10 'Meeting the challenge of climate change, flooding and coastal change' and 11 'Conserving and enhancing the natural environment', Policy 5.12 'Flood risk management' of the London Plan 2011 and saved policy UD3 'General Principles' of the Council's UDP (2006); in addition the Council's Basement Development Guidance Note seeks to ensure that any proposed development should not adversely affect the natural environment and the structural integrity of neighbouring properties. The Council's Basement Development Guidance Note 2012 says that in terms of a new build house, a one storey basement below the footprint of the house, no specific technical information needs to be submitted with the application.

- 6.9.2 A one storey basement is proposed here below the footprint of the house (99.3 sq.m in size) including three lightwells. A Basement Impact Assessment (BIA) Report (carried out by ads consultancy) has however been carried out and submitted with this application. This report is in the form of a desktop study and ground investigations on site.

- 6.9.3 In terms of construction a contiguous piled wall would be created around the perimeter of the basement's footprint from piles circa 350mm in diameter and 150mm centres from each other, after which the basement floor would be excavated and a concrete raft foundation slab put in place. The piles will minimise any ground movements during and after construction. The rest of the structure, i.e. above ground level, will be reinforced concrete walls/columns and reinforced concrete slabs.

- 6.9.4 The Geological Survey map of the area indicates that the site is underlain by London Clay which is considered suitable to accommodate basement development. London Clay has generally low water permeability, reflecting the very slow rate at which water flows through the material.

- 6.9.5 An independent review of the BIA has been submitted by Eldred Geotechnics Ltd on behalf of the owner of 92a Stapleton Hall Road. The report raises a number of concerns in relation to the proposal; namely damage to the railway cutting and slope failure and obstruction to groundwater flow caused by the basement. The report indicates that without the complex reinforcing effect of trees and other vegetation, the cutting slope would be expected to have failed. The report states that at present surface water flows downhill towards

properties in Stapleton Hall Road and the railway cutting and raises concern that with the obstruction of groundwater flow caused by the basement, overtime divert groundwater could cause locally harmful changes to groundwater conditions in the slope. The report also raises a concern in relation to a Thames Water sewer which passes between 92a and its boundary with 92.

- 6.9.6 In respect of damage to the railway cutting and slope the building as proposed is positioned 8m away from the boundary line in question with the existing trees along this boundary being retained. The method of construction here, as outlined above, will minimise any ground movements during and after construction. The applicant has indicated that a ground movement survey will be carried out at Building Control stage to inform the detailed design and layout of the proposal. Typically architectural drawings are finalised after the planning stage and before building control stage.
- 6.9.7 The analysis of ground water and geology as presented in the BIA submitted by the applicant are considered to be reasonable assumptions. The BIA indicates that the proposed basement would not extend below the water table as no groundwater was encountered during the site investigation. Equally the site is not within an aquifer area. The new basement is not adjacent to any existing foundations and therefore no underpinning would be necessary.
- 6.9.8 In respect of the comments made by Eldred Geotechnics it needs to be appreciated that basement development can be carried out in nearly all circumstances, as long as they are well designed by a suitably qualified engineer and constructed by suitably qualified contractors, having regard to the type/ age of neighbouring buildings, construction method and geology and ground water conditions of the area.
- 6.9.9 In respect of the concern raised about the obstruction of groundwater flow caused by the basement, the probability of such a hazard is not significant bearing in mind, and as pointed out by many experts in this area, groundwater flows will simply find an alternative route around an obstruction with any changes in level likely to be significantly less than the natural variations in the water table associated with seasonal variations. In this case it needs to be appreciated that the basement sits below the footprint of the house with significant amounts of unobstructed ground between it and the footprint of neighbouring properties.
- 6.9.10 The Council's Building Control Department has examined the BIA Report, and the independent report submitted by objectors, and are satisfied that subject to detailed design, planned and supervised construction, the new house with a basement can be built safely and should not affect the properties nearby. The structural integrity of the proposed basement would need to satisfy the modern day building regulations and separate permission would be required under Building Regulations. In addition the necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.

6.9.11 The purpose of the Building Control/ Building Regulations is to ensure that the engineering design is professional and competent, the construction work is undertaken in a skilful and proficient manner and that the sequence of working on site (including temporary works) are properly planned and carried out. In terms of the Party Wall Act any developer/ property owner wishing to excavate a basement must notify the adjoining owner with a description of the works and details of whether/how the neighbouring structures will be strengthened or safe guarded (i.e. when within 3m of a neighbouring structure and extends deeper than that structure's foundations; or within 6m of the neighbouring structure and to a depth below a line drawn down at 45 degrees from the underside of that structure). An adjoining owner can dispute the works and has the right to, amongst other things to require reasonable measures to be taken to protect their property from damage that is foreseeable.

6.9.12 The site falls within a Flood Zone 1 area with minimal risk of fluvial flooding (i.e. less than 0.1% risk). Further to this, neither the Strategic Flood Risk Assessment for the Borough nor the BIA have identified flood risks issues for the area. Therefore, the applicable residual flood risk at this site would be low.

6.9.13 In conclusion it is considered that sufficient information has been provided at the planning application stage to demonstrate that the project can be carried out without impact on land stability and ground water conditions. A construction management plan will however need to be submitted to the LPA prior to the commencement of works on site and in addition works here will be expected to be carried out in accordance with the 'Considerate Constructors' code.

6.10 Sustainability

6.10.1 NPPF (2012) chapters 4 'Sustainable Transport' and 11 'Conserving and Enhancing the natural Environment', London Plan (2011) policies Policy 5.1 'Climate change mitigation', Policy 5.2 'Minimising carbon dioxide emissions', Policy 5.3 'Sustainable design and construction', Policy 5.11 'Green roofs and development site environs' and Local Plan (2013) policy SP0 'Presumption in the favour of sustainable development' requires sustainability to be incorporated into the design of residential units. In the case of the proposed scheme will benefit from:

- good natural ventilation and natural light;
- a green and brown roof which will reduce heat gain and losses; reduce surface water runoff and reduce building maintenance, in addition to providing an ecological habitat;
- a water harvesting system to provide water for flushing toilets and watering the green roof in the summer;
- secure cycle parking;
- areas for waste storage/recycling facilities;
- highly insulated walls and roof construction and a solar water heating system;

- triple-glazing windows to be K glass (low –e);

6.10.1 A condition has been imposed requiring the development to meet Code for Sustainable Homes Level 4 which would be in line with policy 5.2 of the London Plan. Overall the proposed scheme is considered to be of sustainable design and represent a beneficial use of this land.

6.11 Waste Management

6.11.1 Saved policy UD7 Waste Storage of the UDP (2006) states that the Council will require all development to include appropriate provision for the storage of waste and recyclable material.

6.11.2 The scheme also incorporates storage facilities for recycled waste and a refuse collection point at the side of no. 92.

6.11.3 Concern has been raised over waste collection and waste storage, however the storage facilities for recycled waste and a refuse collection point would satisfy the requirement for the refuse area to be located within 25m of the public highway. Importantly, no objections have been received from the Council's Waste Management Team and Transportation Team.

6.12 Conclusion

6.12.1 The position, scale, mass, detail and alignment of the proposed building is considered acceptable. The building will be of modern design and is considered to be acceptable in this case given the secluded nature of this site.

6.12.2 Officers consider that the proposed development would preserve the character of the conservation area and would comply with policies 7.8 of the London Plan, SP12 of the Local Plan, SPG2 and section 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act in so much as there will be no harm to the setting of the conservation area.

6.12.3 The proposal will not give rise to unacceptable harm to the amenity of surrounding land and buildings.

6.12.4 The proposal will deliver a four bed house of an acceptable size and standard of accommodation and will make a positive contribution to the Borough's housing supply. The density of the proposed scheme is compatible with recommended density standards and is appropriate for the site and surroundings, bearing in mind its close proximity to public transport links and a town centre.

6.12.5 Having considered the proposal against the NPPF, policies 3.5, 7.4 and 7.6 of the London Plan 2011, SP0, SP1, SP2 and SP11 of the Local Plan 2013 and saved policies UD3, UD7, HSG2 and M10 and the Mayors Housing SPG (2012) Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD (2008) the proposal is considered acceptable.

6.12.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6.136. CIL

13.1 The proposal will be liable for the Mayor of London's CIL as the proposal is for a new dwelling. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £8925.00 (255sq.m x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 155.14/ 001, 002, 003A, 005C, 006D, 007D, 008D, 009A, 010C, 011C, 012C, 013C, 020D, 021C, 022D, 023C, 030C, 031C, 032C, 035, 040D and 041C, 050A

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 avoid doubt and in the interests of good planning.

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 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 (including details of species, location and the size of the new trees to be planted) 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 and in the interests of the visual amenity of the area.

5. 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.

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

6. No development shall proceed until details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

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.

7. Details of proposed replacement/ new boundary treatments shall be submitted to, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved plans/ detail.

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

8. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

9. No development shall commence until a full No-Dig specification and a cellular containment system for works the driveway within the root protection area of protected and retained trees has been submitted and approved in writing by, the Local Planning Authority. The construction of the surface shall be carried out in accordance with approved details and thereafter retained

Reason: In order to protect trees on and adjacent to the site which are to be retained with surfacing placed near to or over the trees root system.

10. 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 to 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.

11. No part of any of the roofs to the development hereby granted shall be used as a roof terrace. Reason: In order to protect the amenity of occupants of the adjoining residential properties.
12. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

13. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
 - a) parking and management of vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones
 - f) wheel washing facilities:have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

14. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

Informatives:

- a) *Positive and proactive manner*

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and

Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

b) Transportation

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

c) Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

d) Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

e) CIL

The applicant is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £8925.00 (255sq.m x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

f) Network Rail

Construction

Any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest

rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

Demolition

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures

Drainage

No water or effluent should be discharged from the site or operations on the site into the railway undertaker's culverts or drains. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Suitable foul drainage must be provided separate from Network Rail's existing drainage.

Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which holds relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Landscaping

Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing.

Lists of trees that are permitted and those that are not permitted are provided below and these should be added to any tree planting conditions:

Permitted:

Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer Campestre*), Bird Cherry (*Prunus Padus*), Wild Pear (*Pyrs Communis*), Fir Trees – Pines (*Pinus*), Hawthorne (*Cretaegus*), Mountain Ash – Whitebeams (*Sorbus*), False Acacia (*Robinia*), Willow Shrubs (*Shrubby Salix*), Thuja Plicatata "Zebrina"

Not Permitted:

Alder (*Alnus Glutinosa*), Aspen – Poplar (*Populus*), Beech (*Fagus Sylvatica*), Wild Cherry (*Prunus Avium*), Hornbeam (*Carpinus Betulus*), Small-leaved Lime (*Tilia Cordata*), Oak (*Quercus*), Willows (*Salix Willow*), Sycamore –Norway Maple (*Acer*), Horse Chestnut (*Aesculus Hippocastanum*), Sweet Chestnut (*Castanea Sativa*), London Plane (*Platanus Hispanica*).

A comprehensive list of permitted tree species is available upon request.

9.0 APPENDICES:

Appendix 1: Consultation Responses

No	Stakeholder	Comments	Response
1.	LBH - Conservation	No objection. The development would be of low density, it will not be visible from the streetscene, therefore the impact on the conservation area would be minimal and the proposal acceptable in principle. The materials proposed should be conditioned.	Noted.
2.	LBH - Transportation	No objection. The amendment to the turntable, which is now repositioned and has a slightly smaller rotating plate will still allow a large sized family car to turn on-site and re-enter the highway. An Informative should be attached regarding street numbering.	Noted.
3.	Building Control	No objection. With regards to the Basement Impact Assessment submitted there is no objection and with a detailed design, planned and supervised construction the new house with a basement can be built safely and should not affect the properties nearby.	Noted. – A fire suppression system will address this issue.
4.	LBH - Arboriculturalist	Arboriculturalist – No objection. Conditions should be attached to ensure the trees to be retained are more than adequately protected and new trees will be planted to mitigate the loss of seven existing trees.	Conditions added.
5.	London Fire Brigade	The brigade is satisfied with the proposal	Noted.

No	Stakeholder	Comments	Response
		subject to the domestic sprinkler system conforming to BS9251.	
6.	Network Rail	No objection. Informatives should be attached regarding construction, demolition, drainage, noise & vibration and landscaping.	Informative added.
7.	Stroud Green Residence Association:	<p>Inadequate access to the planned house constitutes a hazard. Emergency vehicles would find it difficult to access the site and this presents a severe health and safety issue for all residents in the immediate vicinity. SGRA;</p> <p>2) The application inaccurately describes this greenfield site as being out of keeping with the existing character of the road when it is an orchard and garden and has historically been used as such. The site has a thriving wildlife.</p> <p>3) The footprint of the proposed dwelling is out of proportion to the size of the plot. There is very limited outdoor or recreational space for a family unit</p>	<p>LFB/ BC are satisfied with the proposal subject to the domestic sprinkler system conforming to BS9251.</p> <p>Access arrangements can work.</p> <p>The site does not have a specific designation, however the scheme here is laid out and designed to respond and contribution to wildlife and ecological habitats; through including green and brown roofs, the maintenance of existing trees and the planting of new trees.</p> <p>Amenity space provision is adequate and meets/ exceeds standard required.</p>
8.	Stroud Green CAAC	<p>1) The principle of building new housing in rear gardens in a conservation area is unacceptable.</p> <p>2) The development proceed would establish a very regrettable precedent which would seriously compromise the unity and character of the CA.</p> <p>4) The proposed dwelling is far too large for the site, and will result in loss of amenity value to the surrounding properties, including loss of light and overlooking contrary to policy</p> <p>5) The provision of a basement is regrettable. The effect on neighbouring properties is unforeseeable, due to sub-soil conditions and changes to surrounding groundwater conditions</p>	<p>Addressed within report - Section 6.2.</p> <p>Each application would have to be assessed on its own merits.</p> <p>Addressed within report - Section 6.5</p> <p>Addressed within report - Section 6.9</p>

No	Stakeholder	Comments	Response
		<p>contrary to policy</p> <p>6) The car-parking proposals are not appropriate for a small residential site and should be abandoned.</p>	<p>Car parking arrangement can work and provision of one space for a family sized dwelling is considered acceptable.</p>
9.	Local Residents	<p>Out of character with Conservation Area and contrary to Haringey's own guidance on development within conservation areas;</p> <p>The principle of building new housing in rear gardens in a conservation area is unacceptable;</p> <p>The Conservation Officer's comments do not reflect the full context of NPPF;</p> <p>There are several references in the Haringey's planning documents and the London Plan stating that garden land should be protected from development;</p> <p>The new building would occupy most of the site, too close to boundaries;</p> <p>The scheme is not well designed;</p> <p>The contemporary building is out of character with surrounding houses</p> <p>The development is too large on the site and too close to neighbouring properties;</p> <p>The greenspace makes a positive contribution to the conservation area;</p> <p>A similar application was refused at 2 Elyne Road;</p>	<p>Addressed within report - Section 6.2 and 6.4.</p> <p>Addressed within report - Section 6.2 and 6.4</p> <p>Legal tests addressed within Section 6.4.</p> <p>Addressed within report - Section 6.2.</p> <p>Footprint of the building relative to size of site is considered acceptable.</p> <p>Addressed within report - Section 6.3.</p> <p>Addressed within report - Section 6.3.</p> <p>Addressed within report - Section 6.5</p> <p>Addressed within report - Section 6.4</p> <p>Site is different in nature.</p>

No	Stakeholder	Comments	Response
		<p>It would set a precedent for further similar developments;</p> <p>The proposal would represent overdevelopment of the site;</p> <p>The proposed basement is inappropriate and out of keeping with existing residential development in the area;</p> <p>The development is contrary to SPG3C 'Backland Development';</p> <p>Developments of this type should have regards to the established neighbourhood;</p> <p>The size of the development will leave very little garden space;</p> <p>The new development is incongruous and an awkward mass that is inconsistent in its settings;</p> <p>The new house would be visible from the street by virtue of its height and existing trees being removed;</p> <p>The large areas of glazing would be highly visible in the evening;</p> <p>Large areas of glass and render are inappropriate development;</p> <p>The new house is well designed;</p> <p>The pressure for housing should allow for more</p>	<p>Each application would have to be assessed on its own merits.</p> <p>Density/ footprint of the building relative to size of site is considered acceptable.</p> <p>Addressed within report.</p> <p>Addressed within report</p> <p>A good quality contemporary building is generally seen as an appropriate architectural response for new buildings, even within conservation areas, rather than a that mock or pastiche of an earlier architectural style.</p> <p>Garden/ amenity space is sufficient.</p> <p>Addressed within report</p> <p>Addressed within report</p> <p>Addressed within report, size of glazing has been reduced.</p> <p>Addressed within report; materials here are considered acceptable give the context and modern design of the scheme.</p> <p>Design is considered acceptable.</p> <p>Noted.</p>

No	Stakeholder	Comments	Response
		<p>houses being built;</p> <p>The new house would result in the loss of privacy and amenity to the properties on Stapleton Hall Road;</p> <p>Overlooking of rear gardens;</p> <p>92a faces a gap in the terrace of houses, whilst the proposed house would face onto other houses and be entirely overlooked and also cause overlooking to these properties;</p> <p>Loss of privacy to existing terraces;</p> <p>Cutting down trees will create further overlooking;</p> <p>The proposal does not meet the criteria that the Council has set for window to habitable rooms facing each other as set out in SPG 3b;</p> <p>Loss of daylight/sunlight to neighbouring properties, in particular 92a;</p> <p>Light pollution from lightwells and large windows;</p> <p>Visually intrusive by reason of scale, bulk and mass;</p> <p>Overshadowing to garden and house of no. 92a;</p> <p>Front door would be close to garden of no. 90;</p> <p>The introduction of electric gates and a domestic turntable may be disruptive for neighbouring properties in terms of noise;</p>	<p>Addressed within report</p> <p>Addressed within report</p> <p>Addressed within report</p> <p>Addressed within report; replacement trees required as per condition.</p> <p>Addressed within report – Section 6.5</p>

No	Stakeholder	Comments	Response
		<p>Basement proposed will affect the neighbouring properties;</p> <p>Access and safety to the new property is insufficient and too narrow with obstructions not giving a clear view of pedestrians; The proposal would create further traffic and add to parking pressure in the area;</p> <p>Limited access for the site for emergency vehicles;</p> <p>Concerns over waste collection and waste storage;</p> <p>The electric turntable could pose a hazard;</p> <p>The position of the bins are incorrect and cause pollution to no. 92a;</p> <p>Development would have a significant impact on road safety;</p> <p>Noise disruption from construction works;</p> <p>Loss of valuable greenspace that should be preserved;</p> <p>The land is currently an orchard which contains mature trees and wildlife;</p> <p>The site should be preserved for wildlife,</p> <p>The turntable will impact on the tree roots and affect the two large trees down the side of the drive;</p>	<p>Addressed within report.</p> <p>No objection from Transportation, no evidence to indicate safety concerns.</p> <p>Not a reason in itself to refuse permission.</p> <p>Addressed within report – Section 6.8</p> <p>Addressed within report, details required as per Condition 9.</p>

No	Stakeholder	Comments	Response
		<p>The green and brown roof would not compensate the loss of the greenspace;</p> <p>Details of new planting has not been provided;</p> <p>Effect on land stability and ground water flows; Subsidence concern;</p> <p>Impact on drainage and increased risk of flooding;</p> <p>Removing the trees could reduce the stability of the ground in the site which sits on top of a rail embankment;</p> <p>The revised plans place the new house closer to the steep railway cutting;</p> <p>Basement impact assessment is flawed;</p> <p>The Basement Impact Assessment is not adequate as an hired expert has not commented on the report;</p> <p>The proposed fruit and vegetable garden will receive no sunlight;</p> <p>The existing and proposed trees will shield both the new house and existing properties;</p> <p>The scheme does not represent sustainable development and it will affect the energy efficiency of no. 92a.</p> <p>Inaccuracies of Design and Access Statement.</p>	<p>Addressed within report – Section 6.8</p> <p>Addressed within report, details required as per Condition 4.</p> <p>Addressed within report – Section 6.9</p> <p>The scheme is seen as a sustainable form of development. The principle of residential use on the site is considered appropriate given its siting within an established residential area in close proximity to public transport, schools and facilities. Scheme will be required to meet Code 4.</p> <p>The design and access statement was revised not a material consideration.</p>

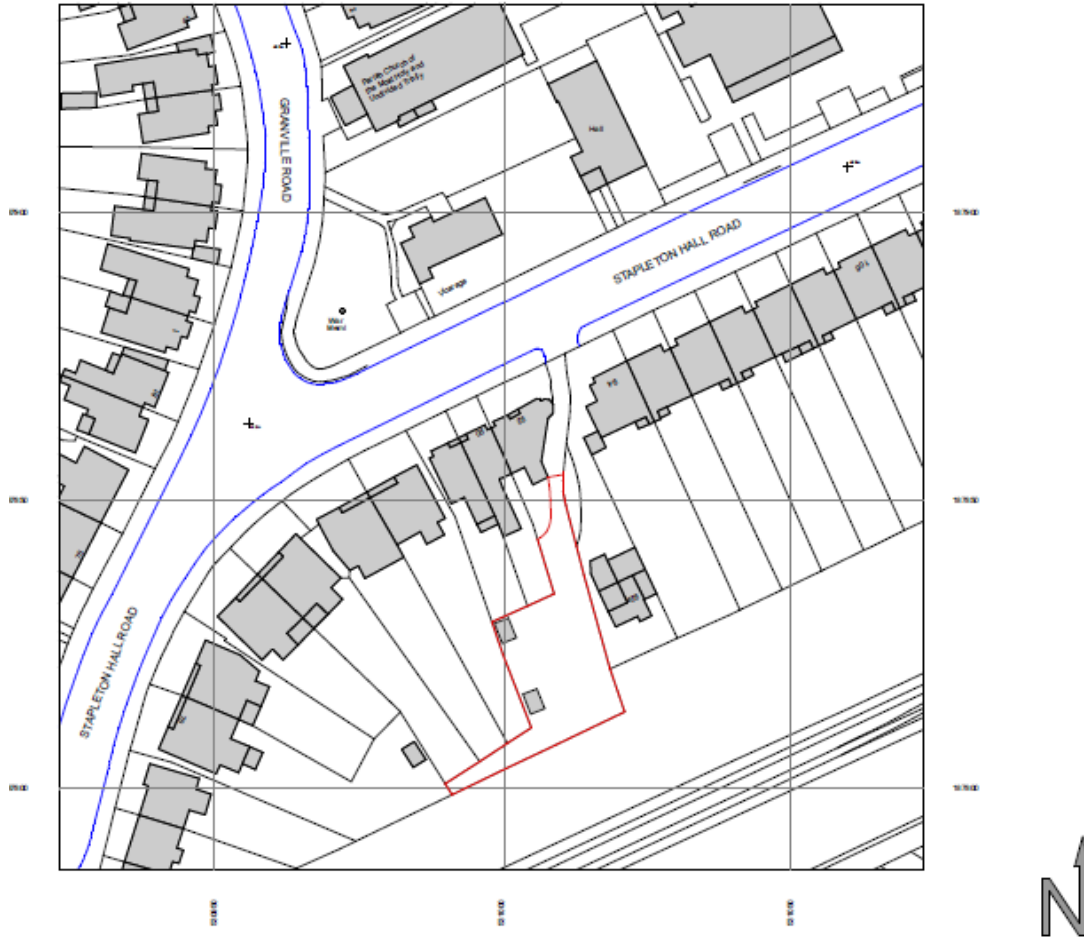
No	Stakeholder	Comments	Response
		Proposal will affect the right of way.	Not a material consideration, so unable to take into consideration.

No.	Stakeholder	Comments	Response
1	LBH - Transportation	In summary they raise no objection.	Noted.
2	LBH - Conservation	Although they did not object to the proposal they did state that The footprint of the two houses should be reduced slightly to allow a more spacious layout	The first floors of the dwellings were subsequently reduced after the comment were made here
3	Ex Cllr Winskill	Supportive of the residents concerns – see No. 5 below	Noted.
4.	London Fire Brigade	The LFB objected to the proposal as fire appliance access will not be within 45m of the dwelling units	Noted. A domestic sprinkle system as recommended by the LFB will be regulated by BC.
5	Local Residents	Overdevelopment/density Basement impact upon adjacent properties and water table Loss of mature tree; Inadequate sightlines at entrance; Loss of privacy and overlooking; Overshadowing; Loss of light;	The development falls within the London Plan density standards. Addressed with 6.611-6.6.15 above. No trees being removed; tree protection measures required. The entrance/egress will remain unaffected by the new development No habitable room windows are orientated towards existing habitable windows of the adjacent properties No the development is adequately set back from the property boundaries so as to not cause any significant loss of amenity As above

No.	Stakeholder	Comments	Response
		<p>Noise from electric charging point, turn table and entrance gate; Loss of existing garages;</p> <p>Design and layout;</p> <p>Inadequate parking provision;</p> <p>Refuse location giving rise to noise and smells;</p> <p>Quality of habitable accommodation in particular at basement level;</p> <p>Unacceptable provision of amenity space in line with the Council's SPG</p> <p>Loss of open space/garden land</p> <p>Lack of boundary details</p> <p>Pedestrian safety especially to young children at the entrance</p> <p>Damage to adjacent land and properties</p> <p>Allocated parking on land belonging to 19 Haringey Park</p> <p>Impact on property values;</p> <p>Increase burglary during construction</p>	<p>No evidence to confirm the operation of the electric charging point, turn table and entrance gate will caused significant noise disturbance. The existing garages are mainly used for storage purposes and too small to accommodate vehicles</p> <p>The design is an improvement over the existing garages and considered to enhance the conservation area</p> <p>The quantum of the parking provided accords with the London Plan parking standards</p> <p>Unlikely to lead to harm to amenity</p> <p>The living accommodation meets the London Plan space standards. The lightwells provides an acceptable level of basement conditions.</p> <p>The Council adopts the London Plan amenity standards which supersede the SPG. The amenity space offered meets the London Plan requirements</p> <p>The land is a brownfield site and has no specific open space land use designation within the Proposals Map</p> <p>Condition imposed asking for detail.</p> <p>The entrance to the site in between 18 and 19 Haringey Park is a private access road and the entrance to the existing garages</p> <p>This is a Building Control and Part Wall matter.</p> <p>This is a civil matter</p> <p>This is not a material planning consideration</p> <p>There is no evidence to suggest the construction at the site would result in an increase in unwanted criminal risk and activities</p>

No.	Stakeholder	Comments	Response
		Disruption during construction	Not a reason in itself to refuse permission.

Appendix 2: Plans and images



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Site Location Plan



92a Stapleton Hall Road



Looking at the side & rear of 92a Stapleton Hall Road



Looking at the back of 92-94 Stapleton Hall Road

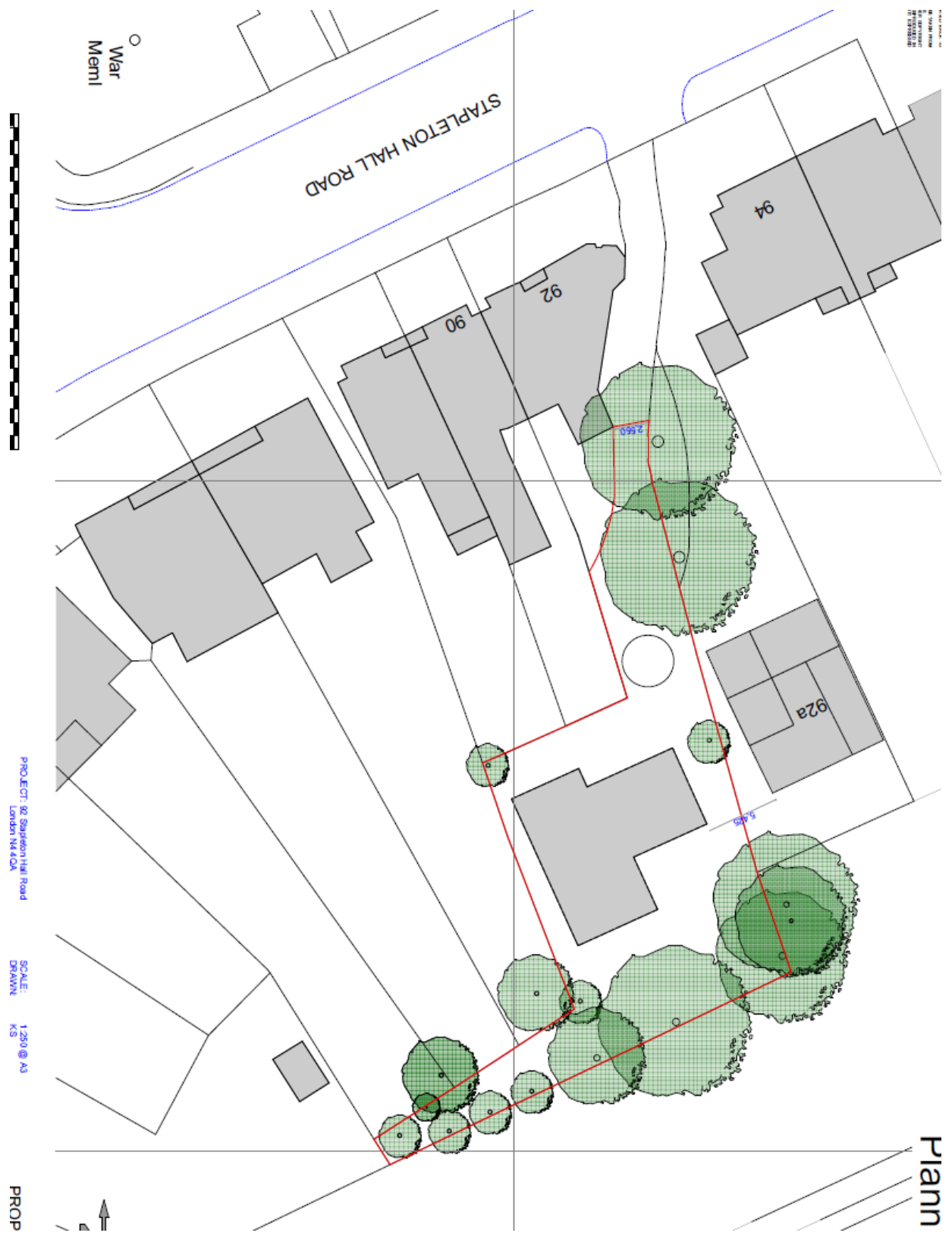


Looking towards the railway line

Site Photos

For Sub Committee

OFFREPC
Officers Report



Site Layout



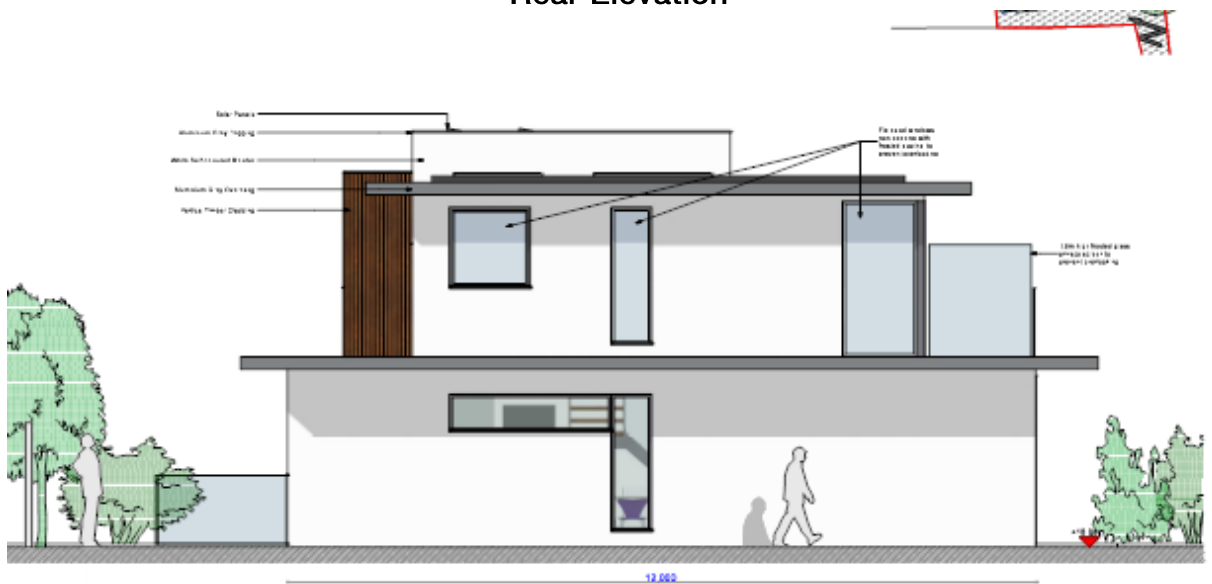
Site Layout – Showing lightwells and car turntable.



Front Elevation



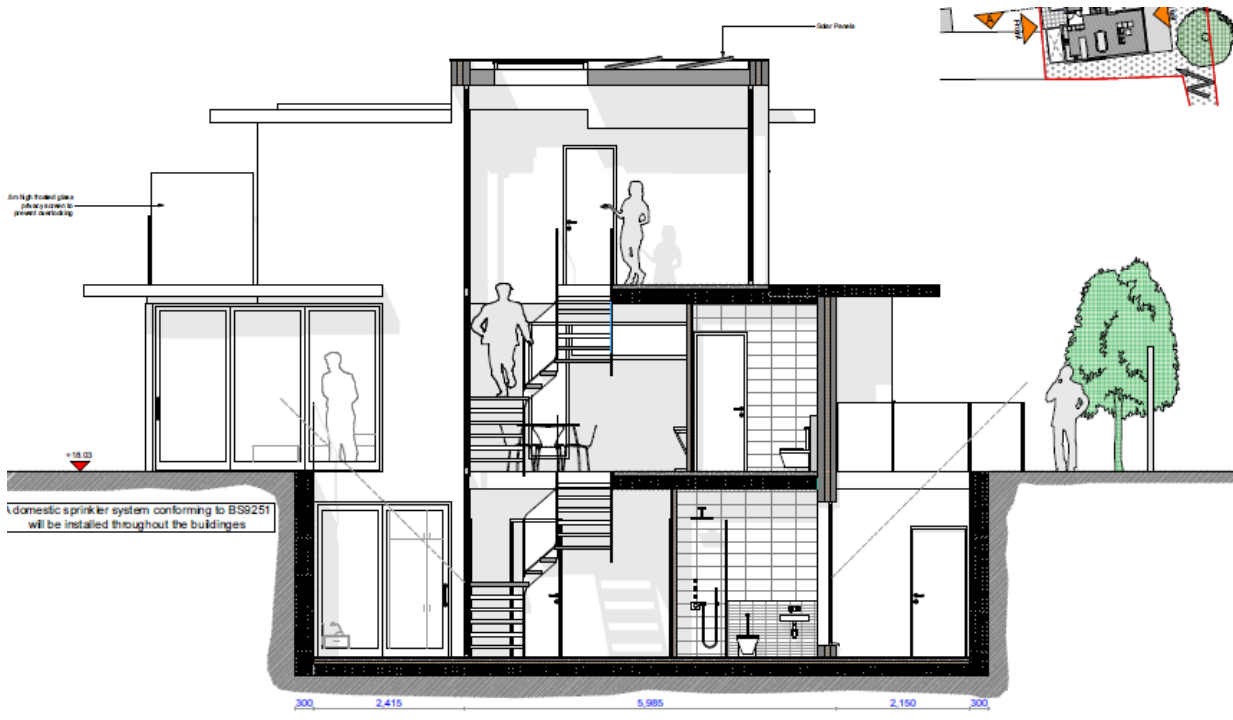
Rear Elevation



Side Elevation –(West Facing)

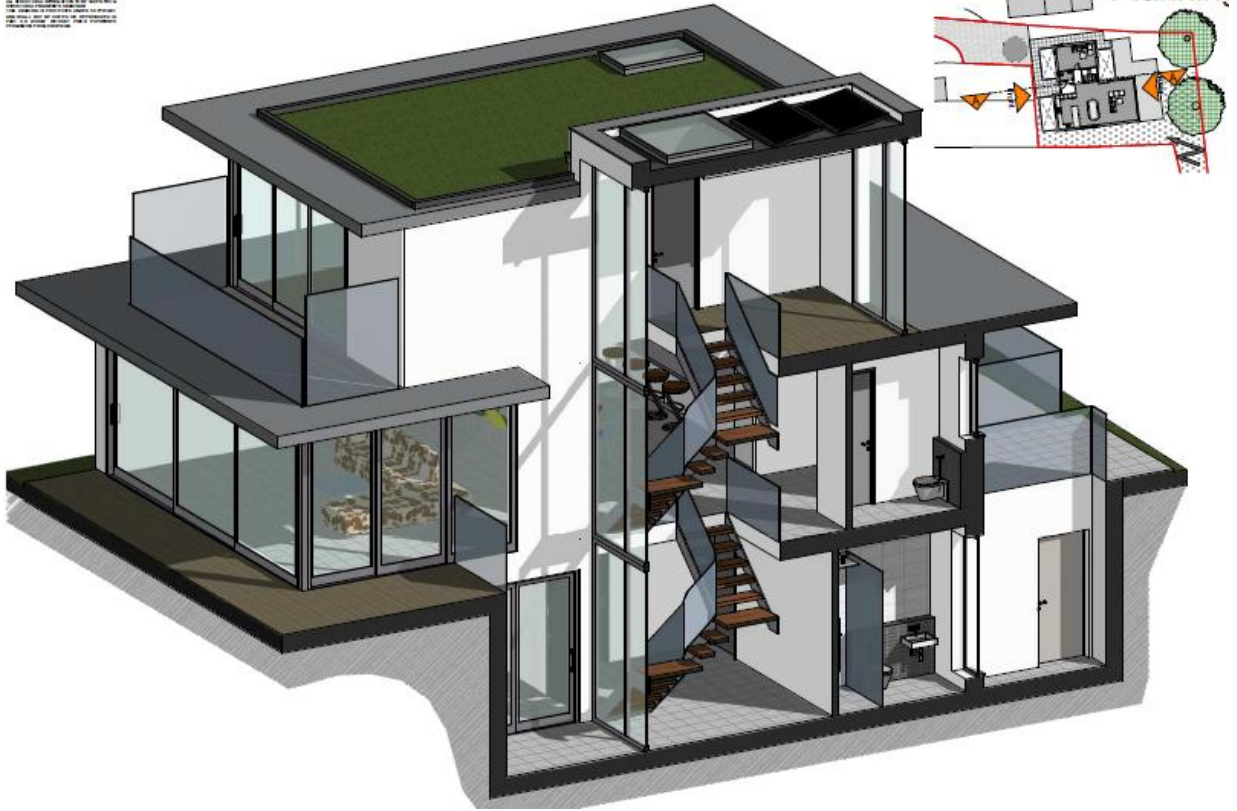


Side Elevation –(NE Facing)



Cross Section

1. The proposed development is a three-story residential building with a total floor area of 1,200 sqm. The building is located on a plot of 1,500 sqm. The proposed development is a three-story residential building with a total floor area of 1,200 sqm. The building is located on a plot of 1,500 sqm.



Cross Section – 3D

2. The proposed development is a three-story residential building with a total floor area of 1,200 sqm. The building is located on a plot of 1,500 sqm. The proposed development is a three-story residential building with a total floor area of 1,200 sqm. The building is located on a plot of 1,500 sqm.



3D Visualisation – Front Elevation

THE DRAWING IS A COMPUTER GENERATED VISUALISATION
AND SHOULD NOT BE USED AS A SUBSTITUTE FOR A
PHYSICAL MODEL OR VISUALISATION.



KS Design

3D Visualisation – Rear Elevation

