

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/1000	Ward: Tottenham Hale
Address: 48-58 Hampden Lane, N17 0AS	
Proposal: Extension to existing residential two-storey flat development by adding a third storey to create 2no x 2 bed additional self-contained flats together with associated internal and external alterations and refurbishment to the front of the building with new garden fence, new gate to the side entrance, and refuse area	
Applicant: Mr Hertz	
Date received: 04/04/2014	
Drawing number of plans: PL01; PL02; PL03; PL04; PL05 Rev B; PL06 Rev B; PL07 Rev B; PL08 Rev A.	
Case Officer Contact: Anthony Traub	
PLANNING DESIGNATIONS:	
CPZ: Tottenham Hotspur Matchday Not in a Conservation Area Not a Listed Building	
2. SUMMARY OF KEY REASONS FOR RECOMMENDATION	
<ul style="list-style-type: none">• The impact of the development on neighbouring residential amenity is acceptable• The design and appearance of the proposal is acceptable• There would be no significant impact on parking• The proposal meets the standards outlined in the London Plan SPG Housing	

2.1 RECOMMENDATION

The proposal involves the erection of an additional floor to the existing building to accommodate a further 2 x two bedroom flats. The works will also involve alterations to the front facade/cladding, new garden fences, a new gate to the side entrance, and new refuse area.

The proposal is seen to be an improvement to the existing building and overall site condition whilst providing well proportioned flats to the borough's housing stock. Given the above, this application is recommended for APPROVAL.

GRANT PERMISSION subject to conditions:

- Time limit
- In accordance with approved plans
- External materials to be approved
- Obscured glazing to flank windows
- Code for Sustainable Homes
- No permitted development for satellite dishes
- Construction hours
- Refuse and waste storage
- Cycle parking
- No loss of existing on site car parking

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3.0 SITE AND SURROUNDS

- 3.1 The site is located on the southern side of Hampden Lane and comprises a two storey, flat roof building that houses 6 flats. The building itself fronts Hampden Lane with a side access to rear car parking area and garages.
- 3.2 The building is not listed nor is it located within a Conservation Area.
- 3.3 The surrounding area is predominantly made up of two and three storey buildings consisting of flats. There are some terraced houses and residential towers in the immediate area also. To the rear, a similar building has been extended at roof level to comprise 4 storeys.

4.0 PLANNING HISTORY

- 4.1 HGY/2012/0387: WDN: 17-04-12. Addition of third storey to existing residential two-storey development to create a further 3 x two bed flats, with associated internal and external alterations and refurbishment
- 4.2 HGY/2012/1049: REF: 02-10-12. Extension to existing residential two-storey flat development by adding a third storey to create 3No additional self-contained flats together with associated internal and external alterations and refurbishment
- 4.3 OLD/1961/0286: GTD: 19-08-61. Erection of 18-2 bedroom flats in 2 blocks with 14 garages & 4 car parking spaces.
- 4.4 OLD/1962/0270: GTD: 12-03-62. Erection of 18-2 bedroom flats in 2 blocks with 14 garages & 4 car parking spaces.

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy Framework

- 5.1.1 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).

5.1.2 London Plan 2011

- Policy 3.1 Ensuring equal life chances for all;
- Policy 3.3 Increasing housing supply;
- Policy 3.4 Optimising housing potential;
- Policy 3.5 Quality and design of housing developments;
- Policy 3.8 Housing choice;
- Policy 5.1 Climate change mitigation;
- Policy 5.2 Minimising carbon dioxide emissions;
- Policy 5.3 Sustainable design and construction;
- Policy 5.7 Renewable energy;
- Policy 6.3 Assessing effects of development on transport capacity;
- Policy 6.9 Cycling;
- Policy 6.10 Walking;
- Policy 6.11 Smoothing traffic flow and tackling congestion;

- Policy 6.13 Parking;
- Policy 7.1 Building London's neighbourhoods and communities;
- Policy 7.2 An inclusive environment;
- Policy 7.3 Designing out crime;
- Policy 7.4 Local character;
- Policy 7.5 Public realm;
- Policy 7.6 Architecture;
- Policy 7.14 Improving air quality;
- Policy 7.15 Reducing noise and enhancing soundscapes;

5.1.3 Haringey Local Plan 2013

- Policy SP0 Presumption in favour of sustainable development;
- Policy SP1 Managing growth;
- Policy SP2 Housing;
- Policy SP4 Working towards a low carbon Haringey;
- Policy SP5 Water management and flooding;
- Policy SP6 Waste and recycling;
- Policy SP7 Transport;
- Policy SP11 Design;

5.1.4 Haringey Unitary Development Plan 2006 'Saved Policies'

- Policy UD3 General principles;
- Policy UD7 Waste storage;
- Policy M10 Parking for development;

5.1.5 Supplementary Planning Guidance

Mayor of London 'London Housing Design Guide'

6.0 CONSULTATION

Ward Councillors
 Adjoining neighbours
 LBH – Transportation
 LBH – Housing
 LBH – Cleansing
 LBH – Building Control
 London Fire Brigade
 Thames Water

7.0 RESPONSES

- 7.1 LBH Transportation: No objection to the proposal.
- 7.2 LBH Cleansing: No objection to the proposal.
- 7.3 LBH Building Control: No objection to the proposal.
- 7.4 Objections received from Cllr Reith. Matters raised being (comments below):
 - Over-development of the site;

The proposal would add 2 additional flats on site within a mansard roof addition. The surrounding building typology displays pitched roofs. Therefore, the addition of this type of roof addition would not appear overly bulk or out of place, with the addition of flats making the best use of the new roof space created.

- The proposal is too high;
See 'design and appearance' below. Furthermore, the proposal would add a roof addition that would tie into the two storey plus pitched roof design ethos of the street and would not appear overly tall within the street scene.
- Loss of 6 car parking spaces on a road which is already under heavy parking.
This is an error by the applicant. There is no loss of car parking.

7.5 Objections received from Cllr Rice. Matters raised being:

- Over-development of the site;
See above.
- The height and scale is excessive;
See above
- The proposal will lead to overshadowing;
See 'neighbouring amenity' below.
- Loss of car parking on site;
This is an error by the applicant. There is no loss of car parking.
- Disturbance to the local community.
Conditions are recommended with regards to hours of construction. Any disturbance would be temporary in nature and thus not so harmful as to warrant the refusal of the application.

7.6 Thames Water: No objection to the proposal.

7.7 19 letters of objection and a petition consisting of 60 signatures have been received. Matters raised being:

- Loss of light;
See 'neighbouring amenity' below.
- No parking down the lane;
See 'transportation' below. Furthermore, the Council's Transportation Team raise no objection to the proposal.
- Loss of 6 car parking spaces;
This is an error by the applicant. There is no loss of car parking.
- The building is too weak to accommodate another storey;
This is a matter for building control and would not hold sufficient weight or planning relevance to refuse the application.
- Tenants will not lock the gates to the complex;
This is a site management and occupier issue and would not hold sufficient weight when considering the planning merits of the gate. A secured gate is seen to improve the security of the site.
- The flats will not be allowed to access residents gardens;
Private resident's gardens existing will not change with the proposed units not having access to any form of on-site amenity. Given these units are not family sized units, this issue is not considered to hold sufficient weight to refuse the application.
- Waste/increase in rubbish/Waste storage;

See 'waste' below. A condition is recommended requiring a waste management scheme.

- Building insurance;
This is a building management issue between the freeholder and tenants.
- Re-siting of antennas;
This is a matter between the freeholder and leaseholders as to the re-siting of existing antennas on the building to accommodate the proposed flats and would not hold sufficient weight to refuse the application.
- Noise and disturbance of having people above;
Conditions have been recommended to control hours of working to normal working days to minimise disturbance. Any level of disturbance would be limited to the build and temporary in nature and therefore, on balance, would be considered acceptable and so harmful to warrant the refusal of the application.
- Devaluation of property;
The monetary value of properties is not considered to hold weight nor relevance when considering the planning merits of the application.
- Compensation for the disturbance surrounding works;
Again, this matter is not considered to hold weight nor relevance when considering the planning merits of the application. This is a civil matter between lease holders and the freeholder.
- The building is out of scale with the other 2 storey buildings in the area;
Two storey buildings in the area display pitched roofs. The subject building has a flat roof and is already out of character with its immediate neighbours. The proposal is considered to create a roof form that ties in with the design and appearance with surrounding neighbours without overly dominating the street scene given the addition would be of a mansard form and set back from all sides with a tiled appearance.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Principle of development;
- Design and appearance;
- Neighbouring amenity;
- Quality of accommodation;
- Transportation;
- Sustainability;
- Waste.

8.2 Principle of Development

8.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

8.2.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of two x 2 bed flats. The principle of introducing additional residential units at the site would be supported by

the Council in augmenting housing stock in the rear, and in meeting the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit all other material planning considerations are to be met.

8.3 Design and Appearance

- 8.3.1 The NPPF should be considered alongside with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.
- 8.3.2 The proposal involves the erection of an additional storey to the existing building. The additional storey will involve the raising of the existing parapet line and mansard styled roof addition on the existing flat roof.
- 8.3.3 In terms of the design and elevation treatment, the proposal would use materials that are commonly found in the area, being brick and tile. There would be the addition of a metallic cladding element to the front facade in an attempt to provide a more contemporary appearance to the building.
- 8.3.4 It is noted that there was a previously refused scheme (HGY/2012/1049) for the addition of flats at roof level. However, the current proposal differs from this refused scheme by bringing in the roof extension to the sides and using tiles as the cladding material to the roof as opposed to a zinc cladding with brick party walls at the sides, further reducing the bulk and appearance of the proposal. The design at roof level is also in line with the building to the rear, albeit, a storey lower.
- 8.3.5 Overall, the proposal is considered to be acceptable and in general accordance with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

8.4 Quality of Accommodation

- 8.4.1 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 8.4.2 In assessing the proposal against these requirements, all the flats would accord with the minimum unit size requirements. The minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and conform comfortably with these standards. Whilst there is no on site amenity for the proposed units, given they are not family sized units and that Bruce Castle Park and Hartington Park are within walking distance of the site, and that the flats are in excess of the minimum flat sizes as stipulated by the London Plan, the proposal would provide an acceptable level of amenity for future occupiers.

8.5 Transportation

- 8.5.1 The site has a Public Transport Accessibility Level (PTAL) of 4 which represents good access to sustainable local public transport services. The site is within walking distance of the Tottenham High Road bus corridor which benefits from approximately 54 buses per hour (two-way) for frequent bus connections to and from Seven Sisters tube/surface rail stations.

- 8.5.2 The application documents indicate that there would be a loss of 6 car parking spaces. However, the applicant has indicated that this was an error on the application form and that there is no car parking affected by the proposal. There have been several objections raised regarding the loss of the car parking, however, given this does not form part of the application, these objections are not considered to be relevant to the proposal.
- 8.5.3 The Council's Transportation Team have viewed the proposal and do not raise an objection to the addition of the two flats given the surrounding area is not identified as being subject to parking pressure.
- 8.5.4 In accordance with TfL standards, a condition is recommended should the application be approved requiring the provision of two cycle spaces for the new units.
- 8.5.5 The proposal is considered to be acceptable and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

8.6 Sustainability

- 8.6.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change. The Council requires new residential development proposals to meet the minimum Code for Sustainable Homes Level 4 criteria as required under Local Plan Policy SP4.
- 8.6.2 There is no evidence within the submission to demonstrate how the applicant has considered energy efficiency measures/options as part of their proposal, and the absence of an energy/sustainable report fails to show how the development achieves a min. Code Level 4. However, a condition to this effect requiring the units to be constructed to Code for Sustainable Homes (CfSH) Level 4 is included and would ensure the proposal accord with the NPPF 2012 and to London Plan 2011 Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan 2013, which require all residential development proposals to incorporate energy technologies to reduce carbon emissions

8.7 Waste

- 8.7.1 The LBH Waste Management Team has not objected to the proposed development. A condition is recommended requiring the submission of an appropriate waste strategy which encompasses not only the proposed flats but also the existing flats on site.

9.0 HUMAN RIGHTS

- 9.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for

refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

10.0 EQUALITIES

10.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

11.0 CIL APPLICABLE

11.1 Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £6,755.00 (193sqm 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.

12.0 CONCLUSION

12.1 The proposal involves the erection of an additional floor to the existing building to accommodate a further 2 x two bedroom flats. The works will also involve alterations to the front facade/cladding, new garden fences, a new gate to the side entrance, and new refuse area.

12.2 The proposal is seen to be an improvement to the existing building and overall site condition whilst providing well proportioned flats to the borough's housing stock. Given the above, this application is recommended for APPROVAL.

13.0 RECOMMENDATION

13.1 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no. HGY/2011/0559 and the Applicant's drawing No's 1324_P_001 Rev A; 1324_P_002 Rev A; 1324_P_003 Rev A; 1324_P_004 Rev A; 1324_P_005 Rev A; 1324_P_006 Rev A; 1324_P_007 Rev A; 1324_P_008 Rev A; 1324_P_009 Rev A; 1324_P_010 Rev A; 1324_P_011 Rev A; 1324_P_012 Rev A; 1324_P_020 Rev A; 1324_P_021 Rev A; 1324_P_022 Rev A; 1324_P_023 Rev A; 1324_P_024 Rev A; 1324_P_025 Rev A; 1324_P_026 Rev A; 1324_P_027 Rev A; 1324_P_028 Rev A; 1324_P_029 Rev A; 1324_P_030 Rev A; 1324_P_031 Rev A; Design and Access Statement Rev E; Planting Schedule Rev B; and subject to the following conditions:

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in 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 information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Before the first occupation of the extension hereby permitted, all flank wall windows (north and south elevations) shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

5. 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.

6. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

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

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

8. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2011.

9. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

INFORMATIVE 1: 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 foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777

INFORMATIVE 3: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 4: The site will require managing agents to have a cleansing schedule to remove litter from the external areas of the site and cleansing of the waste storage areas. A clear instruction from the managing agents to residents of how and where to dispose of waste responsibly is recommended. The Crime Prevention Department of Haringey Police can provide all aspects of security advice as required. We can be contacted on 020 8345 2167.

INFORMATIVE 5: Community Infrastructure Levy. The application 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 £6,755.00 (193sqm 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.

APPENDIX 1 - Consultation responses

No	Stakeholder	Questions/Comments	Responses
1	LBH Housing	No objection to the proposal.	
2	LBH Waste Management	No objection to the proposal.	Recommended Condition requires details of waste storage
3	LBH Transportation	<p>No objection to the proposal.</p> <p>The site is within an area with a medium public transport accessibility level PTAL 4 and is within walking distance of the Tottenham High Road bus corridor which some 54 buses per hour (two-way), for frequent bus connections to and from Seven Sisters tube/surface rail stations. We have subsequently considered that majority of the prospective users of this development would use sustainable travel modes for their journeys to and from the site. The applicant is proposing to remove 6 car parking spaces, however, as this location has not been identified within the Council's Save UPD Policy HSG11 as that which suffers from high carp parking pressure, we do not have any objection to the loss in car parking spaces, or could sustain an objection to this scheme on transportation and highways grounds. We have therefore deemed that the proposed additional 2 units would not generate an significant increase in traffic which would result in having any adverse impact on the adjoining roads. Consequently , the highway and transportation authority would not object to this application.</p>	
4	LBH Building Control	No objection to the proposal	
5	Thames Water	No objection to the proposal	
6	London Fire Brigade	No objection to the proposal	
7	Ward Councillors	<p>(Response in italics below)</p> <p>Objections received from Cllr Reith.</p>	

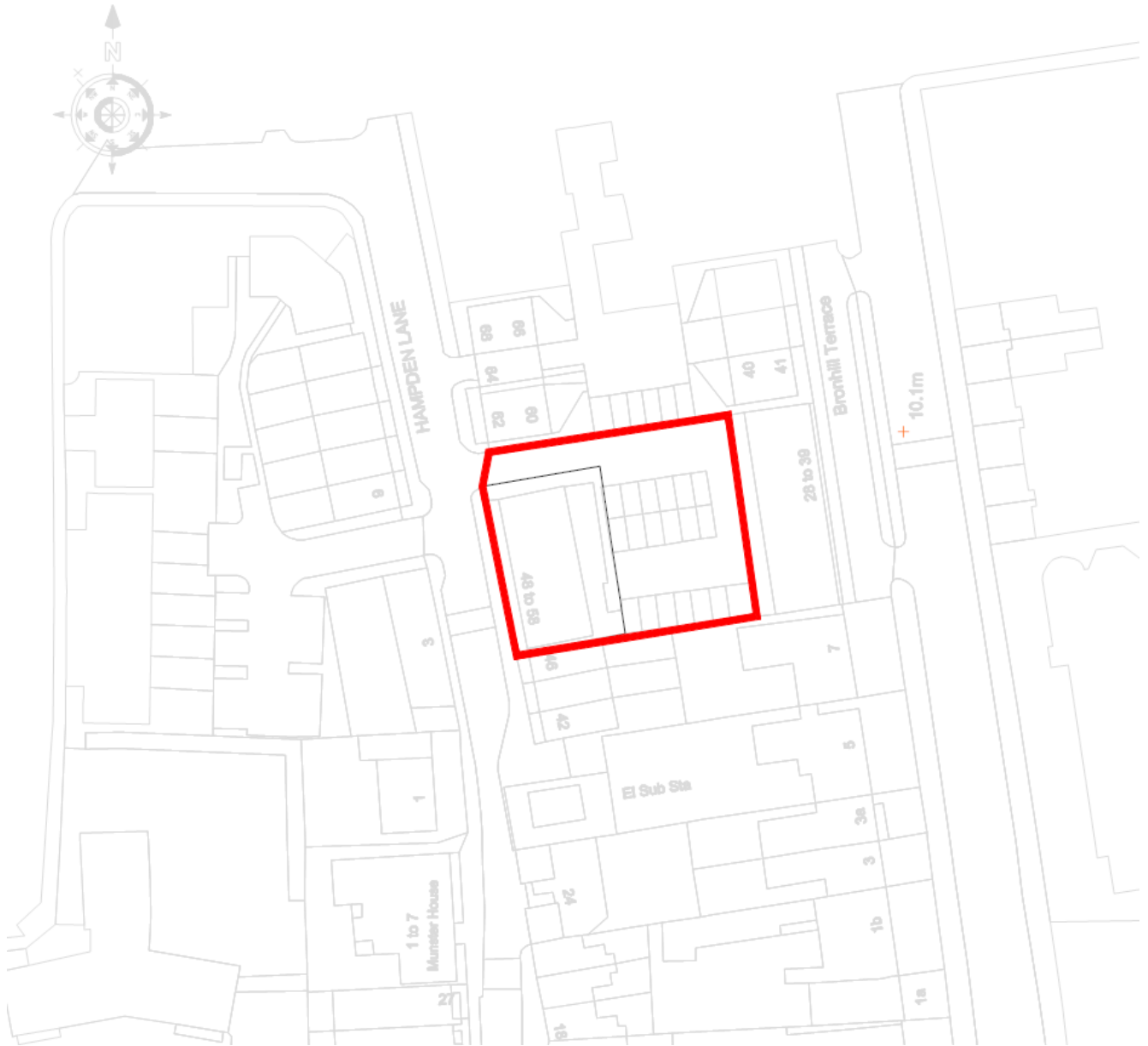
		<p>Over-development of the site; <i>The proposal would add 2 additional flats on site within a mansard roof addition. The surrounding building typology displays pitched roofs. Therefore, the addition of this type of roof addition would not appear overly bulk or out of place, with the addition of flats making the best use of the new roof space created.</i></p> <p>The proposal is too high; <i>See 'design and appearance' above. Furthermore, the proposal would add a roof addition that would tie into the two storey plus pitched roof design ethos of the street and would not appear overly tall within the street scene.</i></p> <p>Loss of 6 car parking spaces on a road which is already under heavy parking. <i>A condition is recommended to ensure these car parking spaces are retained on site.</i></p> <p>7.5 Objections received from Cllr Rice. Matters raised being:</p> <p>Over-development of the site; <i>See above</i></p> <p>The height and scale is excessive; <i>See above</i></p> <p>The proposal will lead to overshadowing; <i>See 'neighbouring amenity' above</i></p> <p>Loss of car parking on site; <i>A condition is recommended to ensure these car parking spaces are retained on site.</i></p> <p>Disturbance to the local community. <i>Conditions are recommended with regards to hours of construction. Any disturbance would be temporary in nature and thus not so harmful as to warrant the refusal of the application.</i></p>	
8	<p>Neighbouring Properties</p> <p>19 letters of objection and a petition consisting of 60 signatures have been received. .</p>	<p>Matters raised (response in italics below)</p> <p>Loss of light; <i>See 'neighbouring amenity' below.</i></p> <p>No parking down the lane; <i>See 'transportation' below. Furthermore, the Council's Transportation Team raise no objection to the proposal.</i></p> <p>Loss of 6 car parking spaces; <i>This is an error by the applicant. There is no loss of car parking.</i></p>	

		<p>The building is too weak to accommodate another storey; <i>This is a matter for building control and would not hold sufficient weight or planning relevance to refuse the application.</i></p> <p>Tenants will not lock the gates to the complex; <i>This is a site management and occupier issue and would not hold sufficient weight when considering the planning merits of the gate. A secured gate is seen to improve the security of the site.</i></p> <p>The flats will not be allowed to access residents gardens; <i>Private resident's gardens existing will not change with the proposed units not having access to any form of on-site amenity. Given these units are not family sized units, this issue is not considered to hold sufficient weight to refuse the application.</i></p> <p>Waste/increase in rubbish/Waste storage; <i>See 'waste' below. A condition is recommended requiring a waste management scheme.</i></p> <p>Building insurance; <i>This is a building management issue between the freeholder and tenants.</i></p> <p>Re-siting of antennas; <i>This is a matter between the freeholder and leaseholders as to the re-siting of existing antennas on the building to accommodate the proposed flats and would not hold sufficient weight to refuse the application.</i></p> <p>Noise and disturbance of having people above; <i>Conditions have been recommended to control hours of working to normal working days to minimise disturbance. Any level of disturbance would be limited to the build and temporary in nature and therefore, on balance, would be considered acceptable and so harmful to warrant the refusal of the application.</i></p> <p>Devaluation of property; <i>The monetary value of properties is not considered to hold weight nor relevance when considering the planning merits of the application.</i></p> <p>Compensation for the disturbance surrounding works; <i>Again, this matter is not considered to hold weight nor relevance when considering the planning merits of the application. This is a civil matter between lease holders and the freeholder.</i></p>	
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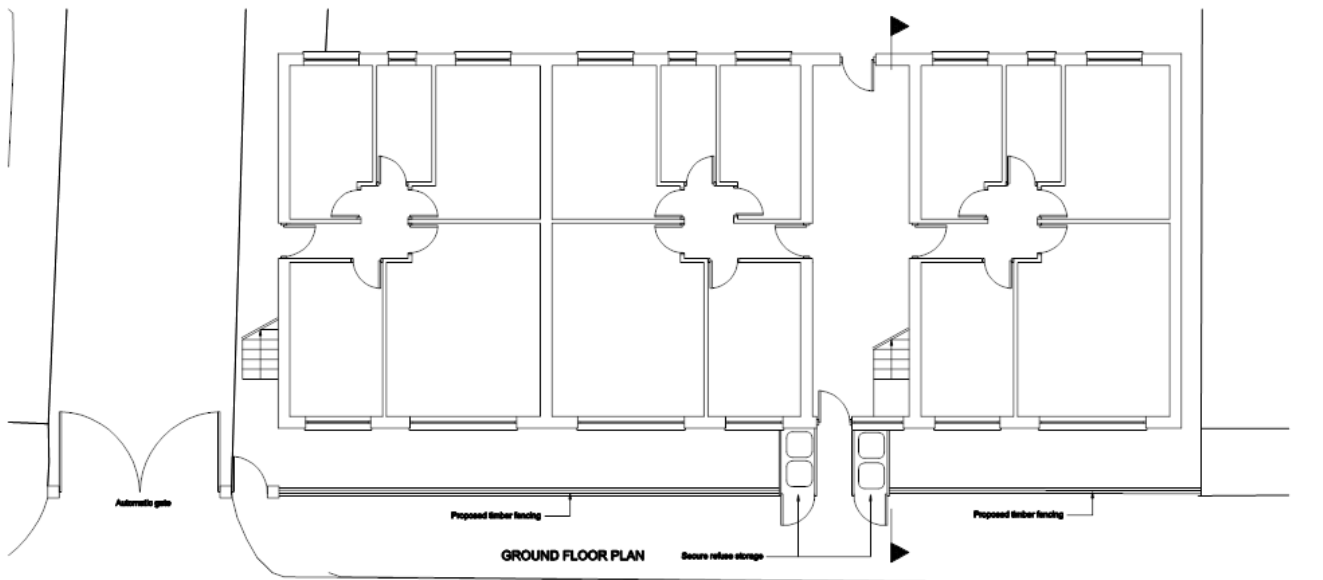
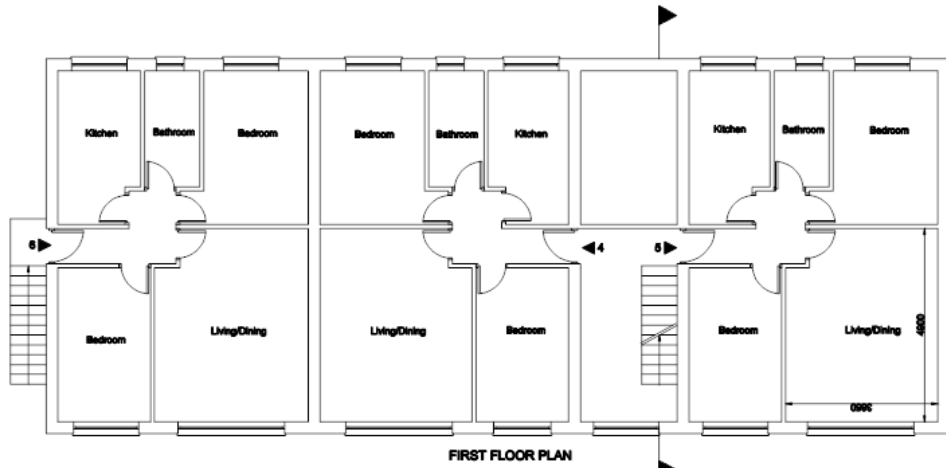
		<p>The building is out of scale with the other 2 storey buildings in the area;</p> <p><i>Two storey buildings in the area display pitched roofs. The subject building has a flat roof and is already out of character with its immediate neighbours. The proposal is considered to create a roof form that ties in with the design and appearance with surrounding neighbours without overly dominating the street scene given the addition would be of a mansard form and set back from all sides with a tiled appearance.</i></p>	
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APPENDIX 2 – Plans

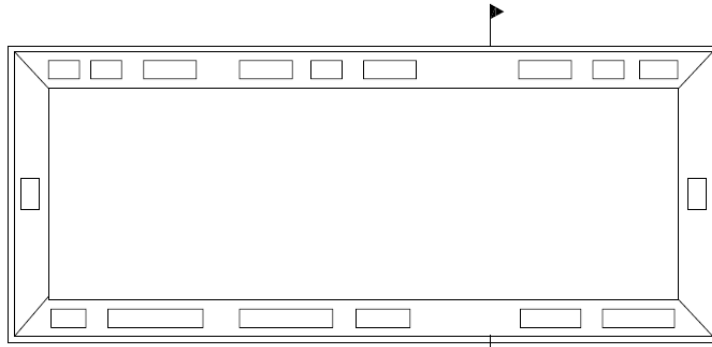
SITE LOCATION PLAN



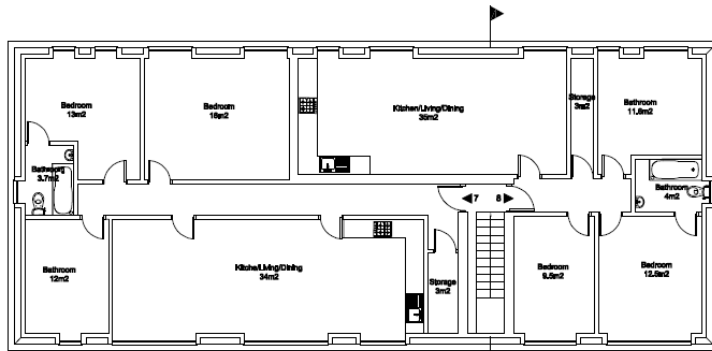
Proposed Ground and First Floor Plan



Proposed Second and Roof Plan



ROOF PLAN



SECOND FLOOR PLAN

North and South Elevations (Proposed)



NORTH ELEVATION



SOUTH ELEVATION

AERIAL PHOTOGRAPH

