

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

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/0389	<b>Ward:</b> Seven Sisters
<p><b>Address:</b> 1B Candler Street N15 6HS</p> <p><b>Proposal:</b> Erection of a second floor extension to an existing flat, increasing in size from a 1 bed to a 2/3 bed unit</p> <p><b>Applicant:</b> Mr Euroactive Ltd</p> <p><b>Ownership:</b> Private</p> <p><b>Case Officer Contact:</b> Sarah Madondo</p> <p><b>Site Visit Date:</b> 25/03/2014</p>	
<p><b>Date received:</b> 05/02/2014 <b>Last amended date:</b> 11/08/2014</p> <p><b>Drawing number of plans:</b> 121045-C1,C3 and C4</p>	
<p><b>1.1</b> The application is coming to committee as an objection was made by a councillor under the previous scheme of delegation</p>	
<p><b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>• The principle of the development is acceptable</li> <li>• The impact of the development on neighbouring residential amenity is acceptable</li> <li>• Standard of accommodation is acceptable</li> <li>• There would be no significant impact on parking</li> </ul>	

## **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.

### Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval

### Informatives

- 1) CIL liable
- 2) Hours of construction
- 3) Party Wall Act
- 4) Naming & numbering

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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### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

3.1.1 Permission is sought for the creation of a second floor extension to create additional space for first floor flat to form a 2 bedroom maisonette with a roof terrace.

#### **3.2 Site and Surroundings**

3.2.1 The site is located at 1A & 1B Candler Street. The premises fronts onto Candler Street and is located at the rear of 600 Seven Sisters Road. The host property is a flat roofed two storey building which stands flush on to the pavement and slightly forward of the houses on this northern side of Candler Street. A similar scaled building is found on the opposite side of the road (Volvo garage).

3.2.2 The prevailing development in the vicinity is in the form of two storey terrace dwellings with three storey terrace buildings found fronting Seven Sisters Road (including no. 600), which have ground floor commercial and upper floor residential uses.

#### **3.4 Relevant Planning and Enforcement history**

HGY/2005/1291 REF 23-08-05 - Construction of a two storey two bedroom dwelling.

HGY/2013/2359 GTD 20-01-14 - Use of first floor as a self-contained flat

### **4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

Internal:

1) Transport

Although the proposed unit will not benefit from any on-site parking provision, the site does not fall within an area that has been identified within the Haringey Council UDP as that suffering from a high level of on-street parking pressure. The proposed development is unlikely to result in any significant impact upon the surrounding road network or parking demand within the vicinity of the site. Therefore, there are no highways and transportation objections to the above application.

### **5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

Ward Councillors  
LBH Transportation Team  
Neighbouring properties

*102 letters sent out and re-consultation on amended plans*

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

Objection from 1 Candler Street

- Blocking view to bus stop across the road

No of individual responses: 1

Objecting: 1

Supporting: None

5.3 The following ward Councillor made representations: Cllr Joe Goldberg

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Overlooking
- Daylight and sunlight
- Not in keeping
- Standard of accommodation

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

- 1.Principle of the development
- 2.Design and impact on the surrounding area
- 3.The impact on the amenity of adjoining occupiers
- 4.Standard of accommodation
- 5.Parking and highway safety

### **6.2 Principle of the development**

6.2.1 The proposal is for erection of third floor to extend an existing 1 bed unit into a 2 bedroom unit. Such an increase in unit size is compatible with Council policy to address the lack of family sized housing in Haringey.

### **6.3 Design and impact on surrounding area**

6.3.1 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 The existing flat roofed two storey building whilst matching the scale on the opposite side of Candler Street is of no architectural merit and does not reflect the

surrounding buildings more generally. The submission is for an additional floor increasing the overall height of the building from 2 to 3 storeys.

6.3.3 The design has been amended from the original submission and the proposal incorporates a mansard roof form with overhanging eaves which is considered to be an improvement on the existing and represents a more elegant finish to this building and one which would sit well within this context.

6.3.4 Overall the bulk and scale the roof addition is thought to be an appropriate addition to the existing building and one that would be in keeping with the surrounds.

#### **6.4 The impact on the amenity of adjoining occupiers**

6.4.1 Policies UD3 'General Principles and SP11 'Quality Design' of the Haringey Local Plan require development proposals to have no adverse impact on residential amenity of neighbouring properties.

6.4.2. During the course of the application process the applicant has submitted a Daylight & Sunlight report which indicates that the proposed development would have a limited impact on the levels of daylight and sunlight on the rooms to the rear of 600 Seven Sisters Road. In other respects the impact of the addition on amenity of local occupiers will be comparable to the existing situation and would not be prejudicial in terms of loss of privacy or overlooking.

6.4.3 The proposed roof extension with overhanging eaves would be set back by approximately 2 m from the front elevation and would not be visually intrusive on the street frontage. The overall scale would not undermine the main building or detract from the physical appearance of the local area in general. Therefore the extension is considered not to be harmful to the original roof and in keeping with the architectural appearance of the building.

#### **6.5 Standard of accommodation**

6.5.1 London Plan Policy 3.5 has introduced new minimum floorspace standards into the development plan along with other prescriptive guidance (around garden space and internal layout) which aims to improve the quality of subsequent new housing units. The supporting text to London Plan Policy 3.5 emphasises that compliance with floorspace standards is a critical part of delivering the Mayor's housing policy. The Mayor's Housing SPG provides further guidance on the London Plan policies. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11.

6.5.2 The application proposes the conversion of a 1 bedroom flat into a larger 2 bedroom maisonette and the layout of the proposed unit's ventilation and circulation space is considered adequate. The internal layouts of the proposed flats will be similar to the existing ones below; rooms and spaces will be 'stacked' over those of similar functions.

6.5.3 The proposed unit meets the requirements set out in London Plan Policy 3.5 table 3.3 and is indeed larger than the threshold for 3 bed flats. In addition an area of private amenity space is provided which is welcomed.

## **6.6 Parking and highway safety**

6.6.1 The application site has a medium public transport accessibility level (PTAL) of 4 and is served by the 259 and 279 bus routes offering access to Manor House and Seven Sisters underground and rail stations with a two-way frequency of 36 buses per hour. It is therefore considered that the majority of the prospective residents at this site would use sustainable modes of travel for journeys to and from the development.

6.6.2 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the Parking Policies in the London Plan 2011 and Haringey Local Plan Policy SP7 and more generally in Policy UD3 of the UDP 2006.

6.6.3 Although the proposed unit will not benefit from any on-site parking provision, the site does not fall within an area that has been identified within the Haringey Council UDP as that suffering from a high level of on-street parking pressure. The proposed development is unlikely to result in any significant impact upon the surrounding road network or parking demand within the vicinity of the site

## **6.7 Conclusion**

6.7.1 The proposal for the erection of a roof extension is considered acceptable. The design and scale would not detract from the character and appearance of the main building and the locality in general. Therefore the proposal would meet guidelines as set out in the above policies.

6.7.2 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

## **6.8 CIL**

6.8.1 Based on the Mayor's CIL charging schedule and the information given on the plans, the charge will be £3500 (100 x £35). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **9.0 RECOMMENDATIONS**

**GRANT PERMISSION SUBJECT TO CONDITIONS**

1. 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. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: list the plans

Reason: To avoid doubt and in the interests of good planning.

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

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.