

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2007/1518

Ward: Hornsey

Date received: 23/07/2007

Last amended date: N/A

Drawing number of plans: 0465(PL)01, 02B, 03F, 04F, 05F, 08C, 09D

Address: Land rear of 42 - 48 Newland Road N8

Proposal: Erection of part 2 / 3 storey building comprising 3 x three bed flats, 2 x two bed flats and 2 x one bed flats. Erection of 5 x three storey four bedroom houses with associated car parking space, bicycle spaces, refuse and storage.

Existing Use: Open Area

Proposed Use: Residential

Applicant: Circle Anglia

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement

SITE AND SURROUNDINGS

The application site comprises the piece of open land between the western end of Penstock footpath, Newland Road and the new Hornsey Village development. The site is fenced off and is currently an uncultivated grassed area. It lies directly south of Alexandra Palace and Park which is designated metropolitan open land.

The application site is not identified as any particular policy area in the Unitary Development Plan 2006.

PLANNING HISTORY

None

DETAILS OF PROPOSAL

This application proposes the development of the land for residential use comprising a part 2 / 3 storey building of 3 x three bed flats, 2 x two bed flats and 2 x one bed flats and 5 x three storey four bedroom houses with associated car parking space, bicycle spaces, refuse and storage.

CONSULTATION

Ward Councillors

Transportation
Cleansing

Thames Water
London Fire Brigade

1-24 Koblenz House
1-16 Rhein House
1-75 Wat Tyler House
Pembroke House
1-6 Tennyson House
1-14 Campsfield House
1-6 Fleming House
1-20 Elgar House
1-6 Hillary
1-28 Harvey House
1-20 Moore House
1-17 Myddleton House
1-14 Grillet House
1-19 Goodwin Court
1-33 Newland House
1-8 Honeymead
1-50 Judd Apartments
1-19 Boyton Close
1-21 Campsfield Road
42-86 Newland Road
1-24 Miles Road
1-35, 25 Miles Road

The applicant, Circle 33 Housing Trust held a public exhibition on Thursday 23 June 2007 to show local residents and key stakeholders the plans. One thousand flyers were distributed to local residents inviting them to attend. 15

people attended and completed questionnaires. This feedback indicated that local people supported the idea of improving the site but did not consider that residential development was appropriate.

In addition, a DC Forum was held on 10 September 2007. The minutes of the meeting are attached to this report.

RESPONSES

Transportation – no objections

Building Control – fire engine turning circle required within car park.

London Fire Brigade – consider development does not comply with B5 Building Regulations. In order to address this issue, the applicant is investigating alternative solutions such as sprinkler systems installed to each property.

Thames Water – no objections subject to informatives.

Local residents – 4 objections on grounds of loss of open space, enough development already, poor construction traffic access, site should be a playground, loss of daylight, need more rented units

2 letters of support, derelict area subject to dumping, will make recently improved Penstock footpath more secure, brownfield site to provide much needed housing.

RELEVANT PLANNING POLICY

The Council's new Unitary Development Plan was adopted by the Council in July 2006 following its Public Inquiry and modifications procedures. It incorporates relevant national policy guidance and complies with the London Plan. The principle policies which are relevant to this case area set out below.

POLICY HSG1: NEW HOUSING DEVELOPMENTS

The Council has to provide enough extra housing in Haringey, over the plan period, to cater for the growing number of households and to ensure that there are homes available for those currently in temporary accommodation to move into. Haringey's population has grown slightly from 207,010 in 1991 to 216,510 in 2001 (an increase of 4%).

The Council will increase the supply of housing in the borough in order to meet targets through identifying sites, achieving higher densities, approving changes of use where appropriate and redeveloping at higher densities. The Council has welcomed the new London Housing Capacity Study and considers that it provides a realistic assessment of housing capacity in the

borough. The draft alterations to the London Plan includes a housing target of 6,800 dwellings for Haringey over the period 2007/08 – 2016/17.

There will be sites that come forward for housing other than those already identified. These sites are known as “windfall sites” and will contribute towards meeting the housing need in Haringey. Such sites will be assessed against Policy HSG1 to ensure that they meet the needs of the community and do not harm the environment.

POLICY G3: HOUSING SUPPLY

The Council will aim to provide enough housing to meet the needs of Haringey residents and to contribute towards achieving a draft London wide target of 31,090 additional households a year. Draft alterations to the London Plan identify a revised housing target for Haringey of 6,800 additional homes between 2007/8 and 2016/17.

The Council will also seek to maximise new housing opportunities.

POLICY UD3: GENERAL PRINCIPLES

New development in the borough should complement the existing pattern of development in that part of Haringey. The policy aims to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.

POLICY UD4: QUALITY DESIGN

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples’ quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

POLICY UD2: SUSTAINABLE DESIGN AND CONSTRUCTION

This policy is primarily concerned with the environmental/natural resource aspects of sustainable development. (The social and economic aspects of sustainable development are addressed elsewhere in the UDP). The Council would prefer, all things being equal, that all development in the borough is designed in a way that maximises the potential of the site without causing any unnecessary local nor global environmental consequences.

POLICY HSG4: AFFORDABLE HOUSING

Housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%. The proportion negotiated will depend on the location, scheme details or site characteristics.

POLICY HSG9: DENSITY STANDARDS

Residential development in the borough should normally be provided at a density of between 200 – 700 habitable rooms per hectare (hrh) and should have regard to the density ranges set out in Table 4B.1 of the London Plan.

POLICY HSG10: DWELLING MIX

All new residential development (including conversions) should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.

POLICY ENV9: MITIGATING CLIMATE CHANGE: ENERGY EFFICIENCY

The Council will encourage energy efficiency and a reduction in carbon dioxide (CO₂) emissions.

Energy efficient designs can be achieved through careful layout, design and landscaping to maximise the use of natural sunlight and ventilation. This may include south facing aspects and small windows on north facing walls. More detail on design and layout is contained in SPG9 Sustainability Statement – Including Checklist.

POLICY ENV10: MITIGATING CLIMATE CHANGE: RENEWABLE ENERGY

The Council will contribute to mitigating climate change by:

- c) Encouraging non-major developments to have an energy assessment and on site energy provision from renewable sources.

POLICY M10: PARKING FOR DEVELOPMENT

The Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and people with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration.

UD7: WASTE STORAGE

In new developments the provision of enough space to store waste until it can be collected is important to avoid the storage of waste on street/pavements. The Council requires schemes to include adequate waste storage details on initial submission of a scheme.

SPG8a Waste and Recycling provides more guidance on space and location for waste storage and also on the form and content of waste management plans for large developments.

UD8: PLANNING OBLIGATIONS

The Council will enter into planning agreements with developers in accordance with ODPM Circular 05/2005 “Planning Obligations”. Planning obligations are used to lessen any adverse impact a development may cause, enhance the local environment or contribute towards local facilities. All obligations are intended to benefit the local community and ensure that any potential adverse impact of a development is minimised.

General and specific guidance on planning obligations is contained in supplementary guidance, including Planning Obligations SPG10a.

ANALYSIS / ASSESSMENT OF THE APPLICATION

The main issues relating to this proposal are:

1. The Need For New Housing
2. Density, Mix, Design
3. Sustainability
4. Impact on Neighbouring Properties
5. Parking Provision
6. Waste storage/recycling

1. The Need For New Housing

National Guidance (PPG3) requires Local Authorities to:

“provide sufficient housing land, giving priority to re-using previously developed land within urban areas, in preference to the development of Greenfield sites.”

Part of this provision is to identify and provide “windfall sites” which are sites not specifically identified as available in the Local Plan but have become unexpectedly available. Harold Road garages falls within this category.

The London Plan was adopted in 2004. Haringey’s housing target in the London Plan is 19,370 between 1997 and 2016. This target has subsequently been amended to 6,800 dwellings between 2007/8 and 2016/17 based on 2004 housing capacity study and is accepted by the Council and the Greater London Authority as an accurate and realistic assessment of housing potential in the borough. Therefore, the draft altered housing target will be used to guide decisions on housing developments in the Borough.

The housing target is for net additional dwellings and includes dwellings provided through development and redevelopment and will be incorporated into the London Plan in 2007. Para 4.11 of the adopted Unitary Development Plan 2006 sets out the preference for the use of previously developed land for new housing proposals, specifically identifying redundant or derelict sites. Harold Road garages clearly falls within this category.

The application site is regarded as being a “windfall site” as identified in PPS3 and the adopted Plan. As such, the principle of the use of the site for residential purposes must be regarded as complying with the appropriate policy guidelines. The use of the site for residential purposes will therefore contribute toward the Council's strategic housing targets in line with Policy HSG1.

2. Density, Mix, Design

Policy HSG9 Density Standards of the adopted Unitary Development Plan 2006 states:

“residential development in the borough should normally be provided at a density of between 200-700 habitable rooms per hectare and should have regard to the density ranges set out in Table 4B.1 of the London Plan.”

The density of the development proposed here is 265 habitable rooms per hectare, and therefore complies with the Council's preferred density range.

Policy HSG10 Dwelling Mix states:

“All new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.”

This scheme provides 5 x 4-bed houses, (42%), 3 x 3-bed flats, (24%), 2 x 2-bed flats, (17%) and 2 x 1-bed flats, (17%). This is an acceptable mix and complies with the requirements set out in SPG3a.

Policies UD3 General Principles and UD4 Quality Design set out the Council's policies regarding good design. These policies state:

“The Council will require development proposals to demonstrate that:

- a) *the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;”*

The residential areas surrounding the application site to the south are varied in age, storey heights, appearance and finishes. The houses directly to the south in Newland Road are 2 and 3-storey brick built with pitched tiled roofs built in the 1980's. The new Hornsey Village development to the east is a modern 6-storey development in modern materials and finishes. This development is between 2 and three storeys similar to the houses to the south but in a more modern style to blend with the Hornsey Village development to the east. As such, the bulk of the development is considered appropriate to the site and the surrounding area and the general design approach fits well with the mix of existing styles of building surrounding the site.

The exterior of the houses are to be finished in white render with defined areas of brickwork. The exterior of the flats are to be finished in a timber style cladding with defined areas of brickwork. Windows will be powder coated aluminium. These materials and finishes are considered to blend well with the surrounding developments.

3. Sustainability

Policies ENV9 Energy Efficiency and ENV10 'Mitigating Climate Change: Renewable Energy' of the adopted Unitary Development Plan 2006 seek to encourage new development to be more energy efficient in line with guidance set out in PPS 1 'Building Sustainable Communities' and PPS22 'Energy Efficiency'. These policies encourage major schemes such as this to provide an energy assessment and make provision, where feasible, for on-site energy provision from renewable resources.

The sustainability checklist submitted as part of the application identifies a number of specific features to address energy efficiency issues.

These include:

- Provision of affordable housing
- utilising the southerly aspect of the site to maximise solar access to the main habitable rooms
- bicycle parking
- locally sourced materials
- natural ventilation where possible
- low power ventilation fans where necessary
- high efficiency hot water cylinders.

To ensure the satisfactory implementation of these sustainable features, a specific condition is attached requiring these features to be specifically implemented.

The applicant has also produced an energy assessment options appraisal for this scheme by Pryce and Myers, energy consultants. This report estimates the total energy consumption of the proposed development, and

recommends options to reduce carbon emissions. These include primarily:

- super insulation and airtightness
- drain pipe heat recovery
- low energy lighting
- eco-labelled white goods

In addition, a feasibility analysis has been carried out to determine the viability of different on site energy generation options, including solar water heating, solar energy (PV), and ground source heat pumps. CHP has been discounted due to management and fuel storage difficulties.

4. Impact on Neighbouring Properties

Policy UD3 'General Principals' of the adopted Unitary Development Plan 2006 states:

"The Council will require development proposals to demonstrate that:

- 1. there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution and of fume and smell nuisance."*

The scheme has been designed to create a new terrace overlooking Penstock footpath and largely parallel to the existing terrace in Newland Road to the south. The proposed buildings are between 19 – 27 metres from the facing principal windows of the existing houses and so meet the requirement for facing principal windows in SPG3a. As such, no overlooking should occur. In addition, as the proposed building are to the north of the existing houses, no loss of sunlight or daylight will occur.

Objections have been received from a number of flats in Judd Apartments, part of the recently completed New River Village development on the opposite side of Penstock footpath on the grounds that the proposed development will block their light and view. The new buildings will be at least 16 metres away from the closest flats in Judd House. The flats facing the development are west facing and so will receive daylight directly from midday onwards. Given the distance between the proposed buildings and Judd House, it is not considered that this development will significantly adversely affect the amount of direct daylight these flats will receive.

5. Parking Provision

Policy M10 'Parking for Development' sets out the Councils parking requirement for new development. This is based on national guidance in PPG13 'Transport' which seeks to reduce dependence on the private car.

The standards set out in the guidance should be regarded as maximum figures.

As part of this scheme, 9 car spaces are provided, including 2 disabled car spaces. Transportation Group has responded not objecting to the application. The car park area is located to the rear of the proposed buildings to allow the area to be overlooked for security reasons.

6. Waste storage/recycling

The scheme incorporates provision for 4 x no. 1280 litre Eurobins and 4 x no. micro recycling stations located within a small compound close to the access point from Newland Road. Refuse collection will be from Newland Road.

S106 AGREEMENT

Policy UD8 requires development, where appropriate, to be subject to a S106 agreement in order to secure appropriate benefits in line with guidance set out in SPG10a and SPG10c. On this basis, the applicant has agreed to enter into an agreement under S106 of the Town and Country Planning Act 1990 (as amended), to provide

- affordable housing, based on 50% shared ownership and 50% rented,
- an education contribution of £95,000 based on the formula set out in SPG10c,
- an environmental contribution of £5,000 toward upgrading the western end of Penstock footpath
- an administrative charge of £5,000 as required by SPG10a.

SUMMARY AND CONCLUSION

The proposal comprises the erection of 2 and 3 storey buildings to provide affordable residential development. The accommodation proposed comprises five, four-bed houses and seven flats.

The scheme will result in an appropriate new use for the site. The proposal will provide a small but valuable contribution to meeting the boroughs strategic housing target. The development will provide 12 new residential units, all of which will be affordable.

The main issues relating to this proposal are the need for new housing, density, mix and design, sustainability, impact on neighbouring properties and parking provision. The proposal meets all the appropriate standards for new residential development as set out in the relevant policies and SPG's. The applicant, Circle 33 Housing Trust has agreed to enter into a S106 agreement to provide 100% of the units for affordable housing and

an appropriate education contribution in line with Supplementary Planning Guidance.

In light of the above, the application is recommended for approval subject to conditions.

RECOMMENDATION

- (1) That planning permission be granted in accordance with planning application reference number HGY2007/1518, subject to a pre-condition that the applicant shall first have entered into an agreement with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure the provision of :
 - the affordable housing on the basis of 50% shared ownership and 50% renting,
 - an education contribution of £95,000, and
 - an environmental contribution of £5,000,
- (2) That the agreement referred to in resolution (1) above is to be completed no later than 21 October 2007 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and
- (3) That, following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number HGY2007/1518 for the following reason:

"The proposal meets the appropriate standards for new residential development as set out in the relevant policies and SPG's. The applicant, Circle 33 Housing Trust has agreed to enter into a S106 agreement to provide 100% of the units for affordable housing and an appropriate education contribution in line with Supplementary Planning Guidance."

Subject to the planning conditions and informative listed below:

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

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

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 to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed 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. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.

Reason: In order to protect the health of future occupants of the site.

9. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

10. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

11. That a detailed scheme for the provision of refuse and waste storage and recycling facilities within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

12. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all 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 protect the visual amenities of the neighbourhood.

13. That the detailing of all sustainable features which form part of the approved scheme including bicycle parking, locally sourced materials, low power ventilation fans and high efficiency hot water boilers, etc., shall be submitted for approval by the Local Planning Authority and implemented thereafter.

Reason: To ensure the development is sustainable.

14. Notwithstanding the details submitted, full details of the boundary treatment to the north and east boundaries of the site, including planting plans, shall be submitted to and approved in writing by, the Local Planning Authority, prior to the development being commenced .

Reason: to ensure the satisfactory appearance of the development.

INFORMATIVE: In regards to surface water drainage Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. Thames Water requests that further information on foundation design be submitted. The developer should contact Thames Water Resources Team on 0118 9237430.

REASONS FOR APPROVAL

The application site is considered suitable for residential development in principle and so satisfies the requirements of Policies HSG1 'New Housing Developments' and HSG3 'Housing Supply' of the Unitary Development Plan 2006. The scheme is regarded as being of appropriate size, bulk and mix of unit type, is of good design quality, affordable housing provision and does not cause injury to existing amenity and thereby fulfils the requirements of Policies UD3 'General Principles', UD4 'Quality Design', HSG4 'Affordable Housing', HSG9 'Density Standards', HSG10 'Dwelling Mix', ENV9 'Energy Efficiency', ENV10 'Renewable Energy' and M10 'Parking for Development' of the Unitary Development Plan 2006.

Or,

- (4) That, in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the planning application reference HGY2007/1518 be refused for the following reason:

“The proposal fails to provide the affordable housing provision in accordance with the requirements set out in Supplementary Planning Guidance 11 Affordable Housing attached to the adopted Unitary Development Plan.”