

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2007/2261

**Ward:** Bounds Green

**Date received:** 01/11/2007

**Last amended date:** 18/12/2007

**Drawing number of plans:** 2972 PL00, 10a, 11a & 12a.

**Address:** Site adjoining 31 - 34 Corbett Grove N22

**Proposal:** Erection of 2 storey four bedroom dwellinghouse.

**Existing Use:** Vacant Site

**Proposed Use:** Residential

**Applicant:** Higgins Homes Plc

**Ownership:** London Borough of Haringey

### **PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer contact:** Matthew Gunning

### **RECOMMENDATION**

GRANT PERMISSION subject to conditions

### **SITE AND SURROUNDINGS**

The application site is a backland site consisting of a left over triangular shaped piece of land located to the side of an existing residential block (No's 31-34 Corbett Grove) and along the rear garden boundaries of No's 91-99 Bounds Green Road. Corbett Grove is an existing Council estate consisting of 34 residential units accommodated within two and four storey buildings. The land on which Corbett Grove was built as well as application site, were previously allotments. Along the southern boundary, the site adjoins the flank wall and side garden boundary of No 54 Imperial Road.

The site measures 0.032 hectares in size and is heavily overgrown, containing a number of trees along its boundaries, many of which are self-seeded trees. This piece of land dips down from the land immediately in front of and behind No 31 - 34 Corbett Grove.

The application site is within walking distance of Bound Green Tube Station and Bowes Park train station. The application site is not located within a Conservation Area.

## **PLANNING HISTORY**

HGY/2007/1081 - Erection of a part single, part two storey building accommodating two 3 bedroom semi-detached dwellings.- Refused 10/07/2007

## **DETAILS OF PROPOSAL**

The proposal is for the erection of a two two-storey four bedroom dwellinghouse.

## **CONSULTATION**

Ward Councillors  
Transportation  
Arboricultural Officer  
Building Control  
85-107 Bounds Green Road  
50-54 Imperial Road  
23-36, 27-30, 31-34 Corbett Grove

## **RESPONSES**

Transportation - This proposed residential development is in an area with medium public transport accessibility level, with Bounds Green tube station and Bowes Park train station a walking distance away. We have subsequently considered that majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from this site. In addition, notwithstanding that this site has not been identified within the Council's Adopted 2006 UDP as that renowned to have car parking pressure, the applicant has proposed 2 car parking spaces and a cycle store, as detailed on Plan No.PL10. It is also deemed that this proposed development would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location. Consequently, there are no objections on highway and transportation grounds.

Letters of objection have been received from the resident of 7 & 30 Corbett Grove and 93, 95, 99 & 103 Bounds Green Road, accompanied with a petition of 31 signatures from local residents. The objections/ concerns are summarised as follows:

- Out of character and appearance of the surrounding area;
- Noise and disturbance resulting from use;
- Overlooking directly to rear / windows of No 93;
- Environmental impact;

- Object to the loss of trees on this site, which provide privacy to rear gardens, act as a barrier against noise and provide a habitat for birds and wildlife
- Height of the proposed building;
- Express concern on the impact on the stream which was redirected underground through the site to make way for Corbett Grove;
- The proposed removal of current car parking space belonging to Corbett Grove residents to allow private access parking spaces to the proposed development;
- Concerns about light in general, not only for current residents, but also for proposed new building;
- General overlooking issues to all parties;
- Reverberation of noise bounding of the proposed wall;
- Damage to the environment, as this is part of only a small 'green area' left round the estate.

## **RELEVANT PLANNING POLICY**

### National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development  
 Planning Policy Guidance 3: Housing

### The London Plan - 2004

Policy 3A.1 Increasing London's supply of housing  
 Policy 4B.3 Maximising the potential of sites  
 Policy 4B.6 Sustainable design and construction

### Adopted Unitary Development Plan, 2006

G1 Environment  
 G2 Housing Supply  
 UD2 Sustainable Design and Construction  
 UD3 General Principles  
 UD4 Quality Design  
 UD7 Waste Storage  
 ENV9 Mitigating Climate Change: Energy Efficiency  
 HSG1 New Housing Development  
 HSG2 Change of use to Residential  
 HSG9 Density Standards  
 HSG10 Dwelling Mix  
 M3 New Development Location and Accessibility  
 M4 Pedestrian and Cyclists  
 M10 Parking for Development  
 OS15 Open space deficiency and development  
 OS17 Tree Protection, Tree Masses and Spines

### Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements  
SPG3a Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes  
SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight  
SPG3c Backlands Development  
SPG4 Access for All – Mobility Standards  
SPG5 Safety by Design  
SPG7a Parking Standards  
SPG7b Vehicle and Pedestrian Movement  
SPG8a Waste and Recycling  
SPG9a Sustainability Statement

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

The application follows on from a refused application in July 2007 (LPA Ref: HGY/2007/1081) for the erection of a part single, part two storey building to accommodate 2 x 3 bedroom semi-detached dwellings. This application was refused permission on the grounds that the proposed development by reason of its siting and coverage of this small backland site, would represent a cramped form of development and would have an unsympathetic relationship to the adjoining properties. A particular concern was the loss of trees adjacent to site boundary which form a natural screen between the Corbett Grove estate and the properties on Bounds Green Road.

The main issues in regards to this application are considered to be (1) backland development/ principle of residential use; (2) the layout and design of the proposed development (how it differs from the previous scheme); (3) impact on trees; (4) privacy/ overlooking.

### Backland Development/ Principle of Residential Use

The Council have specific policy considerations in regards to backland development as outlined in SPG3c. This SPG states that permission will only be granted for development scheme where they meet all the appropriate standards. The SPG states that density standards will not generally apply to backland sites and that privacy and outlook from existing housing will be carefully considered. The SPG states that regard will be given to the number of trees, on site, the value of those trees and also impact, including the cumulative effect of the loss of habitat/biodiversity. This SPG states that careful consideration will be give design issues and use of landscaping to integrate the new development into the local context. These issues are dealt within in more detail below.

The application site does not form part of a protected open space. The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. The proposal therefore accords with Policy HSG2.

### Layout and Design

The proposed development will consist of an irregular shaped stepped building with gable ends to the front and rear elevations. The building will be 7.6 metres in width and will have a depth of 11.2 metres. The building will be sited 2 metres away from the rear garden boundaries of No's 93 & 95. The previous scheme would have been built directly up to this boundary. The flank wall of the house, which will face towards the rear elevations of properties on Bounds Green Road, will be 4.7 metres in height at eaves level and 6.9 metres at roof ridge level. The head room of the first floor accommodation will be partly accommodated within the roofspace therefore making the house much lower than a typical two-storey house. All the room sizes of the proposed development are consistent with the floorspace minima identified in SPG 3a.

The majority of the building elevations will be formed from stock brick along with sections of stained vertical timber cladding. The roof will be tiled in blue/grey artificial roof slate and will include four solar panels along the eastern roof slope.

The proposed residential unit will benefit from some form of external amenity space. There will be a decking area (3 metres deep by 3.8 metres wide) outside a rear patio door. The rear garden area will be approximately 55 sq.m in size.

#### Impact on Trees / Landscaping

As stated above the site is heavily overgrown and contains a number of trees and vegetation along its eastern boundary (the side adjoining the back gardens of No's 91-97 Bounds Green Road), as well as along western boundary (facing towards Corbett Grove). The rear boundary of the site is largely free from trees. The majority of these trees are self seeded and do not fulfil the criteria for TPO status, however cumulatively these trees are of some value, in that they act as a screen and provide privacy to the residents of the adjoining properties on Bounds Green Road. There are also some trees which overhang onto this site from the rear gardens of adjoining properties.

Some of the trees/ shrubbery on the site will have to be removed to make way for the new dwelling. The applicant's have indicated that four hawthorn trees will have to be removed. As stated above the building will be sited 2 metres away from the eastern boundary therefore minimising the need to cut back overhanging branches. Overall there will be fewer trees lost on site in comparison to the previous scheme. The communal area to the front of Corbett Grove will remain well planted.

### Privacy/ Overlooking

Along the eastern elevation of the proposed building there will be two windows at ground and first floor level. Two of these windows will serve bathroom / toilets. It will be conditioned that all of these windows be obscure glazed. There will be a 24 metres gap between these elevations (at first floor level) which meets normal privacy standards (i.e. a minimum of 20 metres for two-storey development- as set out in SPG3b). Given that the proposed building will be sited 2 metres in from the rear garden boundaries to these Bounds Green properties, as well as the relatively low height of this building and the absence of clear glazed windows on this facing elevation, the proposed building will not be intrusive or detrimental to the amenities of these neighbouring occupiers.

Along the rear elevation (south facing) the residential building will have no windows at first floor level. There will therefore be no direct overlooking to the rear gardens of adjoining properties in Imperial Road.

The western side of the building facing towards the rear garden of No 31-34 Corbett Grove will have a number of windows. A ground floor level there will be large sliding/ folding door opening out onto a decking area. These sliding/ folding doors would directly face towards the rear garden to No 31-34 Corbett Grove.

The sliding/ folding door and first floor window above will be approximately 10 metres away from the boundary with No 31-34 Corbett. Given this distance and the presence of a number of trees in this corner of the site, the proposal will not adversely affect the privacy and amenity to the occupiers of Corbett Grove. There will be another first floor window on the side elevation of the proposed building which will be approximately 3.5 metres from the boundary with Corbett Grove. This will introduce some overlooking to the space to the back of No 31-34 Corbett Grove, however there would be no window to window overlooking, given the angle at which the this block in Corbett Grove and the proposed block would sit.

Overall the proposal is considered to be acceptable and will not adversely impact the residential and visual amenities to the occupiers of neighbouring properties.

### Parking

Two car parking spaces would be provided next to the existing car parking areas which serve Corbett Grove. The creation of these spaces would however result in the loss of some (2 spaces) car parking spaces presently laid out and allocated to the residents of Corbett Grove.

However, bearing in mind that Corbett Grove is within an area with medium public transport accessibility level and is within walking distance of Bounds Green tube station and Bowes Park train station, it is considered that the proposed development would not have any significant adverse impact on the

existing car parking demand and overall traffic generation. Two cycle stores would also be provided. The proposed development therefore accord with policy M10.

### Refuse

Provision would be made for bin stores to the front of the site. The proposal therefore meets the requirement of policy UD7.

### Sustainability

The proposed building would have four photovoltaic cells on the east facing roof slope. The residential unit would also benefit from a high degree of passive solar gain.

## **SUMMARY AND CONCLUSION**

The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space nor does it fall within an area of nature conservation/ ecological value. The footprint, bulk, mass and design of the replacement building is now considered acceptable and has incorporated appropriate changes in response to the previously submitted applications. The proposed building has now been designed to sit more comfortably with the site and to achieve an acceptable relationship with the adjoining properties. As such the proposed development is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', 'HSG1 New Housing Development', M10 'Parking for Development' and 'OS17 Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance 'SPG1a Design Guidance', 'SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', 'SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight', and SPG3c 'Backland Development'. This application is therefore recommended for APPROVAL.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2007/2261

Applicant's drawing No.(s) 2972 PL00, 10a, 11a & 12a.

Subject to the following condition(s)

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. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority

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

5. Notwithstanding the detail shown on drawing No 2972 PL12 the windows shown on the side elevation facings towards No's 91 & 93 Bounds Green Road shall be glazed with obscure glass and permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers.

6. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

8. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after



6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties

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

## REASONS FOR APPROVAL

The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space nor does it fall within an area of nature conservation/ ecological value. The footprint, bulk, mass and design of the replacement building is now considered acceptable and has incorporated appropriate changes in response to the previously submitted applications. The proposed building has now been designed to sit more comfortably with the site and to achieve an acceptable relationship with the adjoining properties. As such the proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', M10 'Parking for Development' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', and SPG3c 'Backland Development'.