

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

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2015/0522	<b>Ward:</b> West Green
<p><b>Address:</b> Land to rear of 131-151 Boundary Road N22 6AR</p> <p><b>Proposal:</b> Demolition of existing workshop/store and shed, construction of one detached, three bedroom, single storey dwelling with basement served by light wells, and 2no. semi-detached, two storey, three bedroom houses with basements served by light wells, and construction of two sets of entrance gates</p> <p><b>Applicant:</b> Mr L. Beaken</p> <p><b>Ownership:</b> Private</p> <p><b>Case Officer Contact:</b> Sarah Madondo</p>	
<p><b>Date received:</b> 19/02/2015 <b>Last amended date:</b> DD/MM/YYYY</p> <p><b>Drawing number of plans:</b> 10558/TP01/A, 10558/TP01/B, 10558/TP02/A, 10558/TP02/B, 10558/TP03/A, 10558/TP03/B, 10558/TP04/A, 10558/TP05.</p>	
<p>1.1 This planning application is being reported to Committee at the request of a Ward Councillor. The application is also being reported as it would be subject to a S106/ legal agreement.</p>	
<p>1.2 <b>SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>• The principle of redeveloping the backland to the rear of 131- 151 Boundary Road is considered acceptable including the associated dwelling mix and density of the scheme.</li> <li>• The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space.</li> <li>• In terms of impact on the residential amenity of neighbouring properties the proposal is considered acceptable and would not cause unacceptable overlooking or loss of privacy or affect daylight/ sunlight/ visual amenity.</li> <li>• The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area.</li> </ul>	

## 2. RECOMMENDATION

- 1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission subject to the prior completion of a Section 106 Legal Agreement.
- 2) That the section 106 legal agreement referred to in the resolution above is to be completed no later than 5<sup>th</sup> November 2015 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
- 3) That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of all conditions imposed on application ref: HGY/2015/0522 including;

### Conditions

- 1) Implementation within 3 years;
- 2) Development to be carried out in accordance with approved plans;
- 3) Precise details of the materials;
- 4) Details of landscaping;
- 5) Details of boundary treatment;
- 6) Detailed scheme for the provision of refuse and waste storage arrangements;
- 7) Details of site levels;
- 8) Details of land contamination;
- 9) Land contamination/ remediation;
- 10) Removal of redundant crossover
- 11) Construction Management Plan (CMP)
- 12) Details of green roof;
- 13) Details of external lighting;
- 14) Removal of permitted development rights;
- 15) Code for Sustainable Homes Level 4.

## Informatives

- 1) Thames Water
- 2) Asbestos Survey
- 3) Hours of Construction
- 4) Community Infrastructure Levy
- 5) Naming & numbering
- 6) Party Wall Agreement
- 7) Land Ownership

4) In the event that the Planning Application is refused for the reasons set out in resolution above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

(i) There has not been any material change in circumstances in the relevant planning considerations,

(ii) The further application for planning permission is submitted to and approved by the Head of Development Management within a period of not more than 12 months from the date of the said refusal, and

(iii) The relevant parties shall have previously entered into the agreement(s) contemplated in resolution (1) above to secure the obligations specified therein.

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### **3. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **Proposed development**

- 3.1 The proposal is for the demolition of the existing workshop/store and separate timber outbuilding on site and for the construction of 3no. three bedroom dwellings (a pair of semi-detached two storey houses and a detached single storey house). The detached single storey house would be located at the south-western end of the site close to the access drive with the two further dwellings constructed in the north-eastern part of the site.
- 3.2 These dwellings would incorporate a lower ground floor level served by two lightwells. The first floor of these dwellings would be substantially smaller than the ground floors, and would incorporate a bedroom and en-suite shower room. The proposed scheme here constitutes an amendment to an earlier refused scheme planning ref: HGY/2014/1986.

#### **Site and Surroundings**

- 3.3 The application site area is a backland site located to rear of residential properties between 131-151 Boundary Road and Sirdar Road to the north-east of Turnpike Lane. The site, which is largely flat, is occupied by a single storey workshop/storage building and by a shed. There are various trees and shrubs on the plot around the site. The main plot is defined by the rear boundaries of the residential curtilages of properties in Boundary Road, Sirdar Road and Crawley Road. Boundary treatment predominantly comprises timber fencing, and there are a number of sheds and outbuildings within the adjoining gardens that back onto the application site.
- 3.4 The surrounding area is predominantly residential, and typically includes two storey, late-Victorian terraced houses with pitched roofs. The application site is located in an area that has a low public transport accessibility level (PTAL) of 2. The site lies within approximately 750 metres of Turnpike Lane Underground Station, and within approximately 250 metres of bus services on Westbury Avenue.
- 3.5 Access to the site is via an existing track between 131 and 133 Boundary Road that has an average width of 2.9 metres tapering to 2.4 metres at the back edge of the footway. There is an existing vehicular crossover from Boundary Road, and the access incorporates high timber gates between the residential properties to either side.

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

- 3.6 HGY/2000/1195 NOT DET 22-01-01 Land Rear of 131- 151 Boundary Road London Erection of four x four bed seven person three storey houses. (Amended scheme).

HGY/2000/1388 REF 23-01-01 Land Rear Of 131-151 Boundary Road  
Erection of 2 x 3 bed 6 person houses and 1x 4 bed 8 person house (revised scheme).

HGY/2014/1986 REF 02-09-14 Land to rear of 131-151 Boundary Road London  
Demolition of existing workshop/store and shed, construction of one detached, three bedroom, single storey dwelling with basement, and 2no. semi-detached, two storey, three bedroom houses with basements, and construction of two sets of entrance gates

#### **4.0 CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

Internal:

- 1) Arboricultural Officer
- 2) Cleansing
- 3) Building Control
- 4) Transportation Group

External:

- 5) Thames Water
- 6) London Fire Brigade (Edmonton)

4.2 The following responses were received:

*Internal*

- 1) Transportation - The highway and transportation authority would not object to this application subject to the imposition of the following;

1. Prior to the first occupation of the development hereby permitted, the redundant crossover shall be removed and the footway shall be re-instated. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out

Reason: In the interests of highway safety and to maintain pedestrian amenity.

- 2) Cleansing (West) – no objection

The distance from the bin chamber to the collection point is several yards and quite narrow. The refuse crew may request the waste bins are placed at the point the footway meets the private path on collection. Otherwise Waste Management have no objections.

- 3) Arboricultural Officer - has no objection to the as the site does not have TPO nor is it in a conservation area

4) Building Control - Made the following comments in respect of emergency access:

- The BIA note is reasonably detailed.
- CMP is referred however not included
- No great detail about the piling (although these issues would be picked up at building regulations stage
- In general whilst there would be a number of concerns relating to the works during the construction stage, once built I do not foresee any major issues.

*External:*

Thames Water

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

The London Fire Authority

The Brigade Authority would be satisfied with the proposal subject to the following conditions:

- 1) The sprinklers compliant with BS2951
- 2) The tenants are informed of the reason for the installation sprinkler and servicing requirements
- 3) Fire brigade complies with BS9991
- 4) The maximum distance from the fire appliance to the furthest part of the premises is no more than 90m
- 5) The hydrant location is in close proximity of where the fire appliance work

**5. LOCAL REPRESENTATIONS**

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

No of individual responses:

Objecting: 41

Supporting: 0

5.2 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:

### Principle / Quality

Site is not suitable for housing  
Backland site is suitable for shed or storage  
Loss of employment site  
Poor quality of housing  
Not in keeping with Edwardian houses  
No wheelchair access  
Current use is not garden shed not workshop  
Overdevelopment  
No private gardens  
Proximity of new development  
Distances between the rear extensions and the new houses  
Poor outlook

### Amenity

Loss of privacy  
Overlooking  
Loss of daylight and sunlight  
Noise  
Light spill/ light pollution

### Parking & Access

Increase in parking pressure  
Construction concerns  
Danger to young children  
Vehicular disruption  
Narrow access  
Entrance too small  
Vehicular disruption

### Other

Structural damage  
Fire hazard  
Loss of habitants and wildlife  
Land too small  
Loss of view  
Flooding  
Loss habitant  
Loss of Trees  
Narrow Access  
Subsidence  
Loss of Trees  
Security  
Construction noise  
No private gardens



Structural damage  
Overcrowding  
Poor standard of accommodation  
Double bedroom might used as rental units (HMO)

- 5.3 The following issues raised are not material planning considerations:
- Loss of a private view
  - Impact on property values
  - Heights are incorrect on the drawings

## **6. MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of the development;
2. Design, form and layout;
3. Standard of accommodation;
4. Impact on the amenity of adjoining occupiers;
5. Parking and highway safety;
6. Refuse/ Sustainability
7. Basement development;
8. Impact on Trees;
9. Affordable housing.

### **Principle of the development**

- 6.2 Local Plan Policy SP0 supports the broad vision of the NPPF and states that the Council will take a positive approach to reflect the Government's policy of presumption in favour of sustainable development. Therefore, planning permission will be granted by the Council for development that is sustainable unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.
- 6.3 The principle of new residential development is generally supported by Local Plan Policies, notably SP1 which seeks to promote new housing providing the site is appropriate and provides a suitable mix of housing types, and SP2 which seeks to maximise the supply of additional housing to meet the Council's Housing targets.
- 6.4 The site was previously used as a workshop but has become redundant. The loss of this former employment use is not objectionable on policy grounds given its very small nature and limited employment. Additional housing is supported by London Plan Policies 3.3 and the proposal also contributes towards meeting the Borough's housing needs in accordance with London Plan policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Supply', which has a target of providing 1,502 new homes a year in Haringey; in addition to local plan policy SP2 'Housing'.

- 6.5 Policy 3.4 of the London Plan encourages the optimisation of housing output for different types of location. Table 3.2 sets out broad ranges of densities in relation to different types of area and public transport accessibility. The density of the proposal in terms of habitable rooms per hectare would be approximately 140 habitable rooms per hectares (HRH). The London Plan categorises density ranges in terms of location, setting, existing building form and massing. The site is viewed to fit within the urban category characterised by terraced houses and as such the London Plan guidance for such sites with a PTAL of 2 is density of 200-450 HRH. In this instance the proposed density is below the guidance set out in the London Plan density matrix.

### **Design, height, bulk & scale**

- 6.6 Policy 3.5 of the London Plan seeks to enhance the quality of local places taking into account local character and density. Local Plan policy SP11 and saved UDP policy UD3 include similar requirements. Policies 7.4 and 7.6 of the London Plan also require that design takes into account context. Local Plan policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this development is required to respect its local context and character and historic significance and to contribute to the creation and enhancement of Haringey's sense of place and identity.
- 6.7 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.
- 6.8 Surrounding residential development is characterised by two-storey terraced late Edwardian properties with frontages onto a street. In this instance the site question is a backland site and as such contemporary buildings of a good design and subordinate in scale is seen as an acceptable approach here.
- 6.9 The proposed houses are situated sensitively within the site away from the boundaries with neighbouring gardens. The proposed dwellings would be of a simple, contemporary design with flat sedum roofs and a rendered finish. Windows and doors would be steel-framed and in a dark colour. The flat roofs of the dwellings would be strongly defined by overhanging eaves. The upper floors of the semi-detached projecting would have angled oriel bay windows with fixed and obscure glazing to the side panels. In terms of height, bulk and scale the proposed houses would be subordinate in relation to neighbouring buildings.
- 6.10 The overall height and mass of the building has been minimised by 3 metre setback of the first floor element. The proposed dwellings will largely have a sedum green roof therefore softening its appearance when viewed from the first floor windows of properties. Overall the building form, detailing and associated

materials are considered to be acceptable and will respect the open nature of the site.

- 6.11 The proposal includes a comprehensive planting scheme for the site including new boundary planting. The individual plots of the new houses would be defined by soft landscaping, gardens and circulation path within the site created by porous-paving.
- 6.12 The rest of the site will be landscaped and will include a pavement (permeable block paving scheme) to allow access to the building from the street. The proposed new dwelling will benefit from a large gardens/ amenity space that would exceed London Plan requirements.
- 6.13 In terms of wheelchair access the proposal indicates level access to the units and around the site and the drawings show a possible location for the installation of stair lifts therefore meaning the accommodation would be adaptable.
- 6.14 Objections have been received on grounds of the proposal being out of character with the character/ grain of development. In this instance the site is a backland site and as such a contemporary building of a good quality design is seen as an acceptable approach here. A good quality contemporary building is generally seen as an appropriate architectural response for such backland sites. In this case the proposed dwelling will not compete or undermine the prevailing character of the area and is sensitive in terms of its scale and height.
- 6.15 Overall the design, form and choice of materials for the proposed scheme have been designed sensitively in relation to the character of the surrounding area. The scheme is considered to be appropriate to its setting. Specific details of the materials to be used in the construction of the buildings will be secured by way of a planning condition if the application is to be approved.

#### **Standard of accommodation**

- 6.16 London Plan 2015 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing SPG 2012
- 6.17 The scheme would provide 3 dwelling houses with a gross internal area of 136.86 sqm. The proposal would therefore exceed the Mayor's Housing SPG 2012 / London Plan 2015 GIA figure of 96 sqm for a 3b5p 2 storey dwelling house.
- 6.18 The dwellings would have access to private garden and all units would have reasonable natural light and outlook.
- 6.19 The previous application was refused on grounds of poor outlook from the habitable rooms in the basement. The revised scheme incorporates large

landscaped courtyards and large lightwells that would provide a better standard of light and outlook to the basement accommodation.

- 6.20 In terms of outlook of the habitable rooms in the basement, the scheme has been amended to include larger lightwells. An updated Daylight and Sunlight Report indicates that as a result of adding an additional lightwell to Bedroom 1 of both semi detached houses the level of natural light within these rooms has been further improved, adding 2.7% to the average daylight factor (ADF). The more southerly facing openings will also help improve the overall distribution of light throughout the day. Analysis also shows that there will be an increase in the amount of direct sunlight to enter the rooms as a result of adding the lightwells. Therefore it is considered that the proposal is now in line with BRE guidance.
- 6.21 In terms of fire access the London Fire Brigade Authority have no objection in terms of fire fighting access.

### **Impact on the amenity of adjoining occupiers**

- 6.22 The London Plan 2015 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking and aspect.
- 6.23 The proposed dwellings would not be very prominent within the site given most of the accommodation is limited to basement/ lower ground and ground level with limited accommodation at first floor level. There would be no overlooking from ground floor windows by virtue of the proposed close boarded boundary fencing and proposed boundary landscaping.
- 6.24 In regards to noise and disturbance that would be generated by pedestrian movements along the access drive, it is likely that the movements would be greater than the existing situation. That said the site has a workshop on it and could theoretically operate on a greater scale in terms of the current situation leading to more noise and disturbance.
- 6.25 The buildings on the site are set well away from neighbouring dwellings and there is no likelihood that the occupiers of these properties would cause more noise and disturbance than that associated with adjoining sites. It is accepted that adjoining residents have benefited of views over a largely open site, however given much of the development is largely limited to basement/ lower ground and ground level, with limited accommodation at first floor level, the scheme will not adversely affect visual amenity. The use green roof and boundary landscaping will also help integrate the development into its surroundings.
- 6.26 A number of objections have been received in relation to the separation distances of new dwellings and the rear extensions/gardens of adjoining properties. The separation distances between the first floor element of the semi-

detached dwellings and the closest part of the site boundary would be 10 metres in the case of the Crawley Road boundary to the north-east, 7 metres in the case of the Boundary Road boundary to the south-east and 6 metres in the case of the Sirdar Road boundary to the north-west, which is considered acceptable.

- 6.27 In each case, it should be noted that the visible bulk of the new dwelling would be restricted to a 5.5 metre long expanse of elevation with a flat roof. Given the degree of separation to the garden boundaries allied to the limited width and height of the proposed first floors, there would be no material sense of enclosure or loss of light to the closest adjacent gardens and properties.
- 6.28 The first floor section of each dwelling would be separated from the rear elevations of existing housing in Boundary Road, Crawley Road and Sirdar Road by 25 metres. These distances are generous in a contemporary context area and it should be noted that there would be no first floor habitable windows facing these adjacent properties. The only first floor window (other than those in the south-west elevation) would be a single obscure-glazed window in the north-east elevation (facing Crawley Road properties) serving staircase in each dwelling.
- 6.29 In relation to overlooking and privacy a number of residents have raised concerns which have been noted. It is considered that the proposal has been designed to minimise/ prevent overlooking. In particular the dwellings would not cause overlooking or a loss of outlook or light for adjacent dwellings and their gardens because of the distances involved. For the most part the new houses would be confined to ground or basement level with boundary fencing in place to prevent overlooking. A 2 metre close boarded boundary fence proposed will be erected around the site to give privacy and security to the new dwellings. As noted above the first floor element is constrained in scale also and positioned over 25 metres from neighbouring houses.
- 6.30 Overdevelopment has been raised as a concern by a number of residents. However, it is considered that the use of the space and its density is acceptable and an efficient use of this land. Each property more than meets internal and external space standards and are set well away from neighbouring properties.
- 6.31 Concerns on security have been raised by residents. The fact that residential dwellings of a modest size are being introduced on this site does not necessarily compromise the security of adjoining residents. In fact the introduction of residential units on this site brings proper ownership, management/ upkeep and surveillance to this site. Furthermore the gates will be electronically operated with secure entry system (camera link to handsets within properties for guest entry and key pad for residents entry) therefore limiting access to none residents.
- 6.32 Typically houses with gardens backing onto other garden are more secure, than stay gardens which back onto open/ vacant pieces of land. Therefore this proposal would provide security for both the existing residential properties and the future occupiers of this site.

- 6.33 Local residents have also raised concerns in terms of light pollution. In this particular case low level exterior lighting along the path is proposed, details of which would be secured by way of a condition.

### **Parking / Highways Safety**

- 6.34 NPPF chapter 4 'Promoting sustainable transport', saved policy M10 'Parking for Development' of the Council's UDP seeks to ensure that proposed developments do not adversely affect the free flow of traffic around the site and that they do not result in a material impact on existing parking levels.
- 6.35 The application site is located in an area that has a low public transport accessibility level (PTAL) of 2. However, the site is within easy walking distance of Westbury Avenue, which is served by the 123, 144, 217, 231, 234 and 444 bus routes. These services run with a combined two-way frequency of 78 buses per hour offering frequent connections to Turnpike Lane underground station and bus interchange. It is therefore likely that the potential occupiers of this residential development would incorporate sustainable modes of transport for journeys to and from the site.
- 6.36 The site falls within the Wood Green outer controlled parking zone, which operates Monday to Saturday 8:00am -6:30pm and provides a good degree of on-street parking control. It has been noted that the proposed residential units will not benefit from on-site parking provision. However, the site does not fall within an area that has been identified within the Council's adopted Unitary Development Plan (saved policies 2013) as that suffering from high on-street parking pressure.
- 6.37 It is therefore considered that any small increase in parking demand brought about by the creation of 3 residents units can be catered for on-street. Officers accept that in this case there is no formal requirement for off-street parking provision.
- 6.38 It is intended that the existing site access will not be used for vehicular traffic and is to be dedicated for the use of pedestrians. This aspect of the proposal will involve the closure of the redundant crossover, which is welcome as this will improve conditions for vulnerable pedestrian groups using Boundary Road.

### **Refuse/ Sustainability**

- 6.39 Detailed information has been provided in relation to the proposed refuse and recycling arrangements which can easily be accommodated near the entrance of the site and this can be secured by condition. The proposal would be expected to meet Level 4 Code for Sustainable Homes and this can be secured by condition.

### **Basement development**

- 6.40 The proposal also includes accommodation underneath the footprint of the house (which will extend across the full width of the new houses). A hydrological study has been prepared by Robert Savage and Associates and submitted with the planning application. The document provides an investigation into the local ground and groundwater conditions. This report outlines the basement and superstructure design and construction for the proposed new residential building.
- 6.41 The intrusion into the ground of a solid impervious structure may have the effect of altering the hydrogeology of the local area however this is only relevant if there is a permeable soil or subterranean water course in the vicinity. As the site is underlain by clay soil and largely impervious, a hydrogeological assessment is not considered a prerequisite.
- 6.42 Furthermore it is proposed to use contiguous bored piling to form the soil retaining structure for the basement excavation. The benefits of this are to provide a totally safe method to prevent collapse of the excavation sides. The piles will be bored approximately 8 metres into the ground, 300mm dia. and spaced at around 800mm centres. These will be installed prior to any excavation being undertaken and suitably propped as soil is removed.
- 6.43 Concerns regarding noise have been raised by residents and noted. It is considered that any associated noise pollution will be addressed in the Construction Management Plan (CMP).
- 6.44 A major issue for basement construction is always flood risk. In this case the site is remote from any known flood plain or area. Therefore the risk to the basements is not an issue.
- 6.45 Basement construction inevitably yields substantial amounts of spoil from the excavations to be transported and disposed of offsite. There is however always a demand for clean spoil for embankment and road works and a soil chemical analysis will be undertaken to assess the mode of disposal, although as there is no evidence of an industrial use of the site, clean spoil is anticipated.
- 6.46 The access track to the site is wide enough to allow off road loading of spoil by grab lorry. The number of loads to be removed will be not substantial given the relatively small scale of the development here. Additional information on the types of vehicles to be used and number of movements will need to be outlined/ agreed in a Construction Management Plan (CMP) in consultation with the Council's Highways Dept.

### **Impact on Tress**

- 6.47 Local Plan (2013) policy SP13 'Open Space and Biodiversity' and saved policy OS17'Tree Protection, Trees Masses and Spines' seek to protect trees that could be affected by a proposed development to protect and improve sites of biodiversity and nature conservation.

- 6.48 An Arboriculturist Report has been submitted with the application identified that 6 trees would be removed and replaced as part of landscaping scheme for the site. It is important to highlight that the site does not have any TPO's (Tree Preservation Order) nor is the site in a conservation area therefore planning permission would not be required to remove the trees on site.
- 6.49 Although a number of residents have raised concern in terms of trees it is considered the replanting of trees address any such loss. The proposed scheme would deliver a significant amount of new trees planting/ soft landscaping. Further details in respect of tree planting and landscaping will be secured by way of a planning condition.

### **Affordable housing**

- 6.50 The National Planning Policy Framework (NPPF, 2012) recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Council's Housing SPD.
- 6.51 In line with London Plan Policies 3.9, 3.10, 3.11, 3.12 and 3.13, Local Plan Policy aims to provide affordable housing by: Achieving 20% affordable units on sites of 1 – 9 net units in line with Local Plan Policy SP2. Whilst in most cases Affordable Housing, as part of a S106 Agreement, is located on the application site, there is provision in the newly adopted Planning Obligations SPD (2014) to allow for an off-site contribution on sites for 1 – 9 units where it would not be practicable to provide on-site affordable housing.
- 6.52 In considering this proposal an on-site affordable housing would be unsuitable/ unviable in the context of such a small development and as such an off-site contribution is considered acceptable. Therefore the contribution as calculated in accordance with the Council's Planning Obligations SPD (Tariff £224 per square metre -  $£224 \times 396.1 = £88,726$ ) will be secured via S106 agreement.

### **Conclusion**

- 6.53 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. The position, scale, mass and design of the proposed dwellings have been carefully considered to create discrete dwellings which will not adversely affect the open nature of the site and the building patterns of the area which defines its character. The proposal achieves an acceptable relationship with adjoining properties and gardens and will not adversely affect the residential and visual amenities of adjoining occupiers.



6.54 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

## **7. CIL**

7.1 Based on the information given in the plans, the Mayor's CIL charge will be £13 861 (396.1 x £35) and Haringey CIL charge will be £5,942 (396.1 x 15). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge

## **8. RECOMMENDATION**

GRANT PERMISSION subject to conditions and S106 Agreement.

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

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 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: 10558/TP04/B, 10658/TP/02/C, 10658/TP01/C, 10558/TP05, 10558/TP04/A

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

3. Samples of all 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 type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. No development above ground shall take place until full details of soft landscaping works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These

details shall include detailed drawings of the planting. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning 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 consistent with Policy 7.21 of the London Local Plan, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

5. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

6. No occupation of the development hereby approved until final details of refuse waste storage and recycling facilities arrangements have 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 Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of the London Plan.

7. The 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.

8. Before development commences other than for investigative work:

- (a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

- (b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority

prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval

- (c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

9. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan and Saved Policy UD3 of the Haringey Unitary Development Plan

10. No development shall take place, including any works of demolition, until a Construction Management Plan, to include details of:

- a. loading and unloading of plant and materials;
- b. storage of plant and materials;
- c. programme of works (including measures for traffic management);
- d. provision of boundary hoarding behind any visibility zones;
- e. wheel washing facilities.

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the part demolition and construction period.

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

11. Prior to the first occupation of the development hereby permitted, the redundant crossover shall be removed and the footway shall be re-instated. The

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Officers Report

necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Reason: To safeguard pedestrian movement and the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

12. No development shall commence until details of a scheme for the green roofs for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

13. No development shall take place until details of a scheme for installing external lighting within the site, including night-time security lighting and its means of actuation, light spread and average illuminance, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved details.

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

14. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), the dwellings hereby permitted shall not be altered or extended, nor shall any building, structure or enclosure (other than those approved as part of this permission, including the discharge of conditions) be erected within the curtilage of the dwellings.

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

15. The dwelling hereby approved shall use best endeavours to achieve Level 4 of the Code for Sustainable Homes (or the equivalent replacement standard). No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 (or the equivalent replacement standard) 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 2015 and Policies SP0 and SP4 the Haringey Local Plan 2013.

**INFORMATIVE 1: -- Thames Water**

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.

**INFORMATIVE 2: -- Asbestos Survey**

Prior to refurbishment of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

**INFORMATIVE 3: - Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

**INFORMATIVE 4: - Community Infrastructure Levy**

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the information given in the plans, the Mayor's CIL charge will be £13, 861 (396.1 x £35) and Haringey CIL charge will be £88,726 (396.1 x 224). 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.

**INFORMATIVE 5: 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 6: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.**

**INFORMATIVE 7: The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.**



## 8.1 APPENDICES:

### Appendix 1: Comment on Local Consultation Representations

#### APPENDICES:

### Appendix 1: Comment on Local Consultation Representations

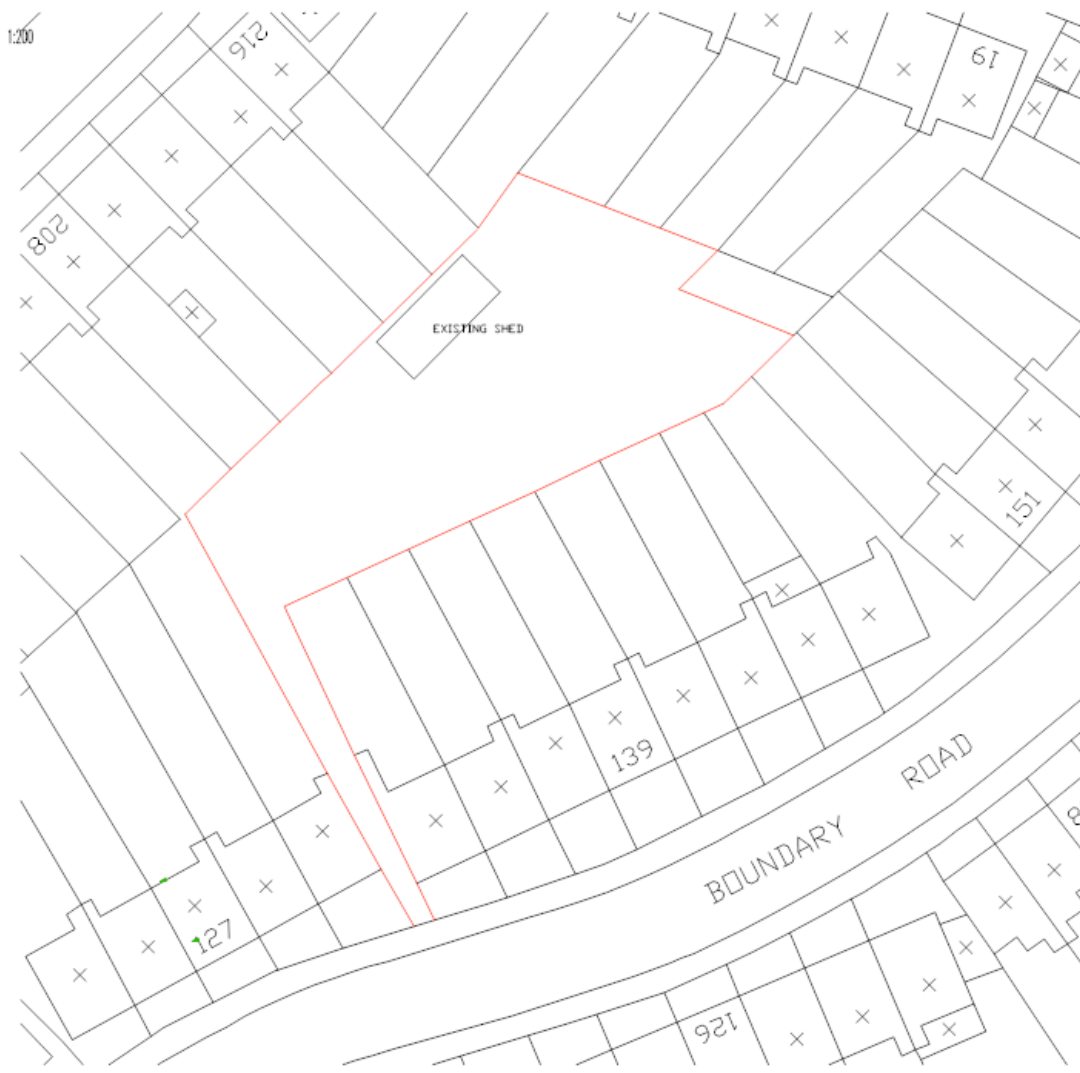
<u>Comments</u>	<u>Responses</u>
Site is not suitable for housing	Addressed in para 6.3,6.4 & 6.5
Distances between the rear extensions and new house	Addressed in para 6.35 & 6.36
Poor outlook	Addressed in para 6.20
No wheel chair access	Addressed in para 6.13 & Lifetime Checklist
No private gardens	Addressed in para 6.18
Loss of employment site	Addressed in para 6.4
Affordable house	Addressed in para 6.50
Loss of privacy	Addressed in para 6.29
Overlooking	Addressed in para 6.29
Loss of daylight and sunlight	Addressed in para 6.20 & 6.29
Noise / Construction noise	Addressed in para 6.24 & 6.30 plus informative attached to permission
Excavation	Addressed in para 6.20 & 6.40
Narrow access	Refer to comments from London Fire Authority.
Security	Addressed in para 6.31
Loss of trees	Addressed in para 6.49
Gates are locked or not	Addressed in para 6.31
Sedum roofs to be used as roof terraces	Addressed in para 6.44
Flooding	Addressed in para 6.43 & BIA

Overcrowding / overdevelopment	Addressed in para 6.30
Increase in parking pressure	Addressed in para 6.46
Danger for young children	Addressed 6.29
Vehicular disruption	Addressed comments from transportation para 6.46 & 6.47
Light spill & light pollution	Addressed in para 6.33
<u>Others Comments</u>	Addressed in para 6.41
Structural damage	
Loss of view	
Loss habitat	

## 8.2 Appendix 2: Plans & Images



## Existing Site Plan



## Images of site and surroundings



**Views from Sirdar Road**



**Workshop/shed on the site**



For Sub Committee

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Officers Report





**Views from Front elevation Boundary Road**



**Road leading onto site**

# Site Plan & Section of Site



- planting schedule**
- ① mature evergreen
  - ② new evergreen
  - ③ mature deciduous
  - ④ new deciduous
  - ⑤ mature shrub
  - ⑥ new shrub
  - ⑦ mature tree
  - ⑧ new tree
  - ⑨ mature climber
  - ⑩ new climber
  - ⑪ mature lawn
  - ⑫ new lawn
  - ⑬ mature path
  - ⑭ new path
  - ⑮ mature wall
  - ⑯ new wall
  - ⑰ mature fence
  - ⑱ new fence
  - ⑲ mature gate
  - ⑳ new gate



CG of proposed entrance gates.

**notes**

Any discrepancies in dimension or detail to be reported to the architect immediately. This drawing is to be used in conjunction with other drawings, specifications, structural and services drawings.

This drawing remains the copyright of Robert Savage Associates and may not be copied or used without their prior consent.

**Location plan 1:1250**

**Scale**

0 500 1000 1500 2000 2500 3000  
 0 100 200 300 400 500 600  
 0 10 20 30 40 50 60  
 0 10 20 30 40 50 60 70 80 90 100 110 120  
 0 10 20 30 40 50 60 70 80 90 100 110 120

**revisions**

A. Lower level courtyards with stepped planters indicated.  
 B. Second lightwell added to Bedroom 1 of each semi-detached house.

**client**  
 L.BEANON ESQ.

**project**  
 LAND BEHIND 133-151 BOUNDARY ROAD  
 WOOD GREEN, LONDON

**title**  
 SITE PLAN WITH PLANTING, SECTION THROUGH SITE AND DETAILS OF ENTRANCE GATES.

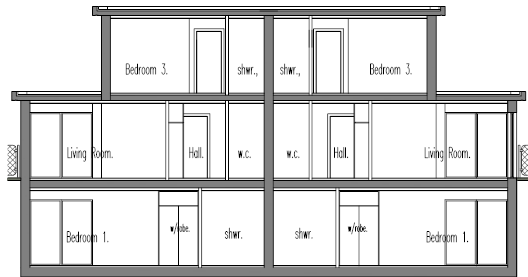
**drawn** R.S. **date** 09/09/14  
**1:200, 1:100, 1:50** **SEPT 2014** 16558/1654/B

**Robert Savage & Associates**  
 architects designers structural engineers  
 15 Elm Grove, Loughton Green, Tottenham, London N17 9JL. Telephone: 020 7433 3914. Email: info@rsga.co.uk

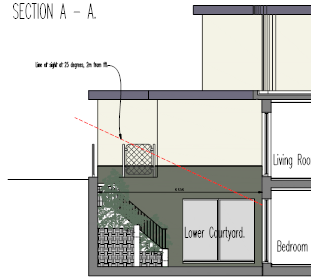
# Proposed Elevations & Sections



FRONT ELEVATION.



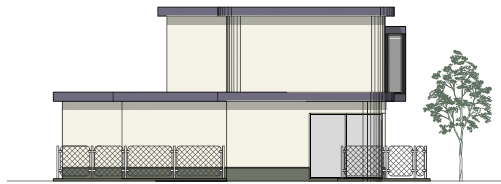
SECTION A - A.



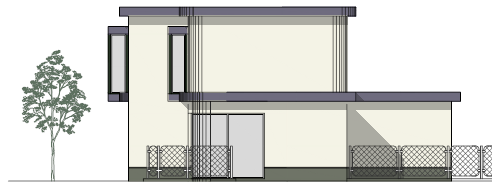
SECTION B - B.



REAR ELEVATION.



SIDE (NORTH - WEST) ELEVATION.



SIDE (SOUTH - EAST) ELEVATION.

notes  
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0 500 1000 1500 2000 2500 3000  
BAR SCALE IN MILLIMETRES 1:50

revisions  
A. Lightwells enlarged to form lower level courtyard with stepped planting areas.  
B. Key dimension added to layout.  
C. Second lightwell added to Bedroom 1 of each house.

client

L.BREWEN ESQ.

project  
LAND BEHIND 133-151 BOUNDARY ROAD  
WOOD GREEN, LONDON

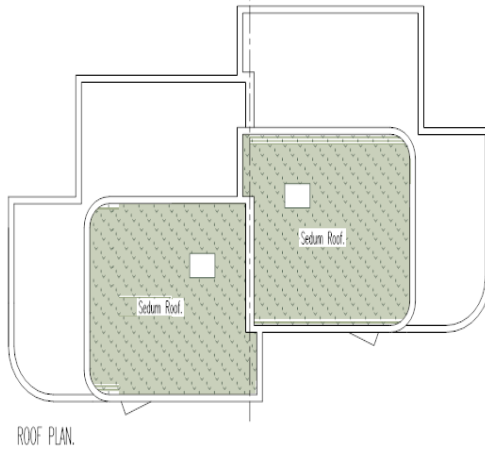
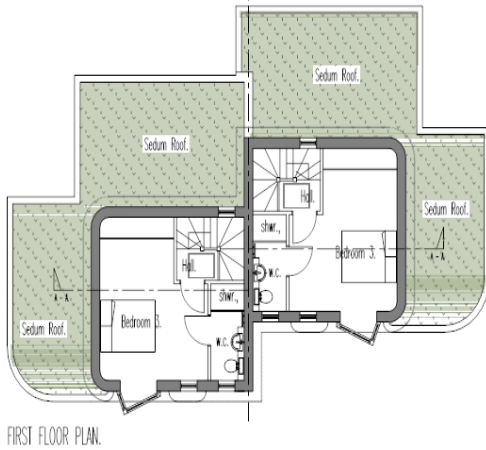
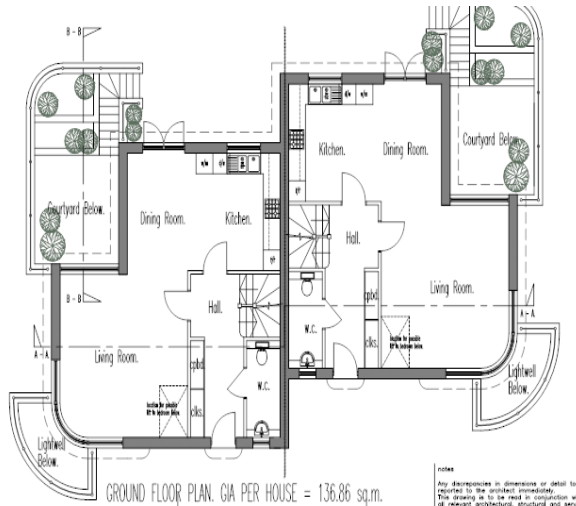
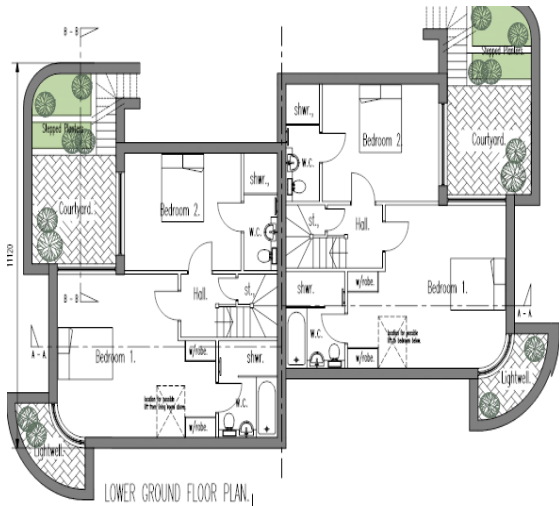
title  
ELEVATION AND SECTION- SEMI DETACHED UNITS.  
AS PROPOSED

scale 1:50 date SEPT 2014 dng no. 10550/1602/C

Robert Savage & Associates  
architects designers structural engineers  
11 New Square, Lincoln's Inn, London EC4A 3DF  
Telephone: 020 7433 2000  
Facsimile: 020 7433 2100



# Floor Plans



notes  
 Any discrepancies in dimension or detail to be referred to the architect immediately.  
 The drawing is to be read in conjunction with all relevant architectural, structural and services drawings.  
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revisions  
 A. Lightwells enlarged to form lower level courtyards with stepped planting areas.  
 B. Key dimension added to layout.  
 C. Second lightwell added to Bedroom 1 of each house.

client

LEWIS & CLAY

project

LAND BEHIND 133-151 BOUNDARY ROAD  
 WOOD GREEN, LONDON

title  
 PLANS - SEMI DETACHED UNITS  
 AS PROPOSED

scale	date	sig. no.
1:50	SEPT. 2014	10558/TPM/PC

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 020 7626 4642 Fax 020 7626 4643

0 100 200 300 400 500 600  
 1:50