

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/0263

Ward: Noel Park

Date received: 31/01/2008

Last amended date: N / A

Drawing number of plans: 64/SP/01; 64/PP/01, 02, 03, 05, 06, 08, 09, 10, 11, 12 [all Rev 07]; 64/SCH/01rev 07.

Address: 591 Lordship Lane N22

Proposal: Demolition of existing building and erection of 3/4 storey building comprising 1 x one bed, 1 x three bed and 5 x two bed flats with associated landscaping.

Existing Use: Residential / retail

Proposed Use: Residential

Applicant: J. Falco

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: David Paton

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site comprised a 2 storey building with a single storey shop extension at the front and residential at the rear and at 1st. floor. The site is on the south side of Lordship Lane between Coldham Court and Andrula Court. These latter residential developments each comprise 2 blocks, one on the Lordship Lane frontage (although the front block of Coldham Court and is some 13m. behind the building line of no. 591 and Andrula Court) and one to the rear. Andrula Court is 4 storeys high and the rear block is set at right angles to Lordship Lane, with windows and access balconies facing, and overlooking, the application site. Coldham Court is 3 storeys high, and both blocks run parallel to Lordship Lane, with nos. 19 to 34 running partly behind the application site, to the south, and therefore also overlooking it.

There was a vehicle access/parking space on the east side of the existing building.

Work on the building approved in 2007 is now well advanced.

PLANNING HISTORY

December 2006 planning permission refused for demolition and erection of a 4/5 storey comprising 2 x one bedroom and 8 x 2 bedroom flats with 4 parking spaces and landscaping.

November 2007 permission granted for demolition of existing building and erection of part 3 / part 4 storey block of 6 flats comprising 1 x 3bed. flat and 5 x 2bedroom flats, subject to a Section 106 agreement to secure £34458 as an educational contribution, £10,000 environmental contribution and £200 towards the cost of amending Traffic Management Orders, producing a sum of £44,658, plus 5% of this sum for administration and recovery giving a total of £46,890.

DETAILS OF PROPOSAL

The current proposal is to add 1 x 1-bedroom flat on the ground floor of the approved building by subdividing the original 3-bedroom flat on the ground floor into a 3-bedroom flat and a one-bedroom flat, making a total of 7 flats in the development rather than 6. Both flats would have direct access to garden space. The envelope of the building as approved in 2007 would remain the same (there is no increase in size or bulk).

(At the time this application was submitted the original building had been demolished and the site cleared but the new building approved in 2007 had not been built, as a result an application for the change of use of the ground floor flat into 2 flats was not possible as this flat still did not exist, and a new application for the whole building, with the variation of the additional flat, had to be submitted).

CONSULTATION

Adjoining occupiers – 1 - 34 Coldham Court,
1 - 33 Andrula Court,
606 - 620 (even) Lordship Lane;
5 - 17 (odd) Perth Road

London Fire Brigade

Transportation

RESPONSES

Adjoining occupiers – 2 objections on grounds of overdevelopment and lack of car parking.

Noel Park North Area Residents' Association – a part 3/part 4 storey building is still too high, causing loss of privacy, loss of outlook & loss of daylight and sunlight to neighbours, there is inadequate garden space with upper floor flats having no access, an extra 1-bedroom flat would be an over-intensive use. In addition the plan of the new flat shows a bathroom that is too small to accommodate a bath and could be equipped with a shower only.

London Fire Brigade – satisfied with the scheme

Transportation – the site has high public transport accessibility and Wood Green CPZ provides adequate on-street parking control; this site is therefore suitable for a car-free development. There is therefore no objection to the scheme.

RELEVANT PLANNING POLICY

UD3 “General principles”

UD4 “Quality design”

HSG1 “New housing developments”

HSG4 “Affordable housing”

HSG9 “Density standards”

HSG10 “Dwelling mix”

M10 “Parking for development”

SPG 3a “Dwelling mix, floorspace minima, conversions, extensions and lifetime homes”

SPG 3b “Privacy/overlooking, aspect/outlook and daylight/sunlight”

SPG10c “Educational needs generated by new housing development”

ANALYSIS / ASSESSMENT OF THE APPLICATION

The envelope of the building remains exactly the same as that approved in 2007 (and now under construction), so issues concerning loss of privacy, loss of outlook, loss of daylight and sunlight have already been considered and settled and are no longer of relevance. The main issues therefore concern overdevelopment or over-intensive use, and floorspace standards.

The provision of the additional flat is achieved by taking floorspace from the originally approved 3-bedroom unit, which was generous. The resultant 2 flats both have adequate room sizes. However, it is true that the bathroom shown for the new 1-bedroom flat is very small and is provided with a shower instead of a bath, but this is considered acceptable for a 1-bedroom flat. Both flats have access to adequately sized gardens.

The site borders the Wood Green CPZ and residents would not be issued with permits. As a result, the addition of an adequately-sized non-family unit within the envelope of the building already approved could not be regarded as overdevelopment or an over-intensive use.

S. 106 Agreement – the earlier permission was subject to a section 106 agreement requiring financial contributions to educational provision, environmental improvements and amendments to Traffic Management Orders. These contributions were paid before the issue of the planning permission and the addition of one non-family unit does not give rise to any requirement for additional contributions. The development remains below the threshold for provision of affordable housing. There is therefore no need for a fresh agreement to accompany this decision.

SUMMARY AND CONCLUSION

The external design, and envelope of the building remains as previously permitted and the addition of one non-family flat does not constitute overdevelopment, and the scheme therefore complies sufficiently with Policies UD3 “General principles” and UD4 “Quality design” of the Council’s Unitary Development Plan.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/0263

Applicant’s drawing No.(s) 64/SP/01; 64/PP/01, 02, 03, 05, 06, 08, 09, 10, 11, 12 [all Rev 07]; 64/SCH/01rev 07.

Subject to the following conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in 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. The windows on the top floor (rear) south elevation of the building, as shown on the approved plans, shall be glazed with obscure glass and shall be

so maintained unless prior written consent of the local planning authority is obtained.

Reason: In the interests of the privacy of adjoining occupiers.

4. Details of the proposed boundary treatment including all walls, fencing, gateways and means of access shall be submitted to and approved by the local planning authority prior to completion of the development hereby approved, such detailed work to be carried out as approved prior to occupation of the building.

Reason: To ensure a satisfactory appearance and to safeguard the visual amenity of the locality.

5. 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.

6. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

a. those existing trees to be retained.

b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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. 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. Notwithstanding the details shown on the ground floor plan of the proposed development, further detailed drawings of the refuse and cycle stores to be provided shall be submitted to and approved by the local planning authority, such details as approved to be implemented prior to the occupation of the building. Reason: In order to ensure a satisfactory form of development.

REASONS FOR APPROVAL

The external design, and envelope of the building remains as previously permitted and the addition of one non-family flat does not constitute overdevelopment, and the scheme therefore complies sufficiently with Policies UD3 'General Principles' and UD4 'Quality Design' of the Council's Unitary Development Plan.