

## REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

### 1. APPLICATION DETAILS

**Reference No:** HGY/2015/3373

**Ward:** St Anns

**Address:** 8 Priscilla Close N15 3BF

**Proposal:** Erection of single storey front extension (householder application) (amended plans)

**Applicant:** MrJacovos Chimonas

**Ownership:** Private

**Case Officer Contact:** Valerie Okeiyi

**Site Visit Date:** 21/12/2015

**Date received:** 13/11/2015 **Last amended date:** 22/12/2016

#### **Drawing number of plans:**

- 1558.01 Existing Site Plan Rev A
- 1558.02 Existing Ground Floor Plan Rev A
- 1558.03 Existing First Floor Plan Rev A
- 1558.04 Existing Roof Plan Rev A
- 1558.05 Existing Front Elevation Rev A
- 1558.06 Existing Sections AA & BB Rev A
- 1558.07 Proposed Ground Floor Plan Rev A2
- 1558.08 Proposed First Floor Plan Rev A2
- 1558.09 Proposed Roof Plan Rev A2
- 1558.10 Proposed Front Elevation Rev A3
- 1558.11 Proposed Sections AA & BB Rev A3
- 1558.12 Proposed East Elevation Rev A2
- 1558.13 Proposed Site Plan Rev A2

- 1.1** The application has been referred to the Planning Sub-Committee for a decision due to the amount of local objections and as requested by Councillor Blake.

## **1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposed development would appear subordinate to the original building and would not diminish/harm the visual amenity of the area;
- The proposed development would not adversely affect the residential amenity of neighbouring occupiers.

## **2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose the conditions and informatives set out below.

### **Conditions**

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to be submitted
- 4) Details of boundary treatment
- 5) Details of soft and hard landscaping

### **Informatives**

- 1) Co-operation
- 2) Hours of construction
- 3) Party Wall Act
- 4) Surface water drainage
- 5) London Fire brigade

## **CONTENTS**

- 3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4.0 CONSULTATION RESPONSE
- 5.0 LOCAL REPRESENTATIONS
- 6.0 MATERIAL PLANNING CONSIDERATIONS
- 7.0 RECOMMENDATION

### **APPENDICES:**

Appendix 1: Consultation Responses

Appendix 2: Plans and images

Appendix 3: Decision notice for the redevelopment of the Conway Road Depot.

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

### **3.1 Proposed development**

This is an application for erection of single storey front extension to facilitate an open plan kitchen/living and dining room at ground floor level.

The extension is to be constructed using yellow london stock brick to match existing, new white double glazed windows and doors to the front, the new gutter and pipes is to be in black UPVC to match existing. A new double glazed grey aluminum framed flat rooflight and side window would be inserted. The extension is to have a width of 4.7m, depth of 4m and height of 3m.

The proposal also includes converting the existing kitchen at ground level to a 3<sup>rd</sup> bedroom, where the existing bedrooms on first floor level will remain and the hallway at ground floor level would be enlarged to accommodate a new entrance by re-using the existing UPVC door.

A private garden area is proposed with a floorspace of 18.47 sqm which is accessed from the new extension. The private garden is to be enclosed by a new timber fence which includes a timber gate access. The gas/electric meter and refuse area would be accessed from a new timber panelled door.

The application has been amended since initially submitted and includes mainly the following changes;

- The depth of the extension has been reduced by 1.56m
- The design of the extension has been amended to incorporate more glazing

### **3.2 Site and Surroundings**

The site is located along the far west side of Priscilla Close which adjoins the boundary wall shared with no. 29 Conway Road to the west and 18 Cranleigh Road to the north. The property is two storeys in height set behind no. 7 Priscilla Close which is one storey in height and has accommodation at roof level and no. 1 to 4 Croft Coombe's which is significantly taller backing onto it. Access to the site which is not highly visible from the close is from the side of no. 7 Priscilla Close. The site was formerly known as the Conway Road depot which received planning permission under planning reference HGY/1998/1712 to redevelop the site.

The site is not listed or located within a conservation area.

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

HGY/1998/1712 – Conway Road Depot, Conway Road - Redevelopment of site involving part conversion/part new build scheme providing 8 X 2 bed units and 2 X 1 bed houses and erection of 1 X 2 bed new build house – Granted 16/02/1999

## **4. CONSULTATION RESPONSE**

4.1 There was no internal or external consultation carried out

## **5. LOCAL REPRESENTATIONS**

5.1 105 neighbouring properties were consulted.

5.2 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: 37 (including 5 joint letters of objections)

Objecting: 37 (including 5 joint letters of objections)

Supporting: 0

Others: 0

5.3 Councillor Barbara Blake has made comments on the application as summarised below:

- The development reduces useable garden amenity space
- The preference is for extending upwards rather than into the garden
- Priscilla Close is uncared for and an unadopted area (Officers comment: This is not a material planning consideration for this application. This is an issue for the joint management company for the maintenance of the Close)
- Refuse concerns in the close (Officer comment: It is considered that the proposal does not have a material affect on the amount of refuse and waste collection arrangements within the Close as a whole. This is an issue for the joint management company for the maintenance of the Close)
- Environmental health concerns in the close (Officer comment: This is not a material planning consideration – This is an issue for the joint management company for the maintenance of the Close)
- The original 1999 planning condition was breached by the joint owners of the Close (Officers comment: This issue does not relate to this application which seeks to provide an extension to an existing single dwelling house. This is not

- a personal consent, and the current application would not have a demonstrable impact in addressing or undermining any of the conditions in the original permission. The conditions in breach are no longer enforceable due to the 10 year statute of limitations.)
- Concerns the property would be an HMO rather than a family home. (Officer comment: The plans show the property will remain a single family dwelling house. The application site lies in an area covered by an article 4 direction which removes the right to change the property from a single house to a HMO. Planning permission would therefore be required to change to a HMO.)
  - Allowing a front extension would set a bad precedent in the Close.
  - The extension would ruin the character of the Close and building
  - Visually out of keeping
  - Allowing this proposal would add to the current management concerns at the Close (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)

#### 5.4 Woodlands Park Residence Association (WPRA) has made comments on the application as summarised below:

- The existing garden will almost be built over
- The Council will not normally permit extensions which leave a rear garden of less than 50 sqm
- Visually out of keeping with the area
- The depth of the extension is more than 4m deep contrary to policy SPG 1a
- Loss of garden
- Concreting over a water absorbed garden should be prevented (Officers comment: An informative regarding surface water drainage is included)
- During the planning process for the original development of Priscilla Close (then Conway Road Depot), residents were assured that one of the key elements of the planning agreement was that the renovation of Conway Rd Depot would not involve any new building less than 22 metres from the existing houses, and plans were amended to comply with this. The proposal for Number 8 involves new building much less than 22 metres from Numbers 18, 20 and 22 Cranleigh Rd, and Number 29 Conway Rd (Officer comments: This planning application relates to an extension to improve an existing house and not a new build development and in any event there is nothing in the original permission which supports this assertion.)
- The form of the extension is contrary to policy

5.5 The issues raised in representations that are material to the determination of the application are set out in Appendix 1 and summarised as follows:

- During the planning process for the original development of Priscilla Close (then Conway Road Depot), residents were assured that one of the key elements of the planning agreement was that the renovation of Conway Rd Depot would not involve any new building less than 22 metres from the existing houses, and plans were amended to comply with this. The proposal for Number 8 involves new building much less than 22 metres from Numbers 18, 20 and 22 Cranleigh Rd, and Number 29 Conway Rd (Officer comments: This planning application relates to an extension to improve an existing house and not a new build development and in any event there is nothing in the original permission which supports this assertion.)
- Cramped extension
- Building over the green space
- It would create direct access to the neighbouring flat roof
- The extension will lack natural light
- The original 1999 planning condition is not being complied with (Officers comment: This issue does not relate to this application which seeks to provide an extension to an existing single dwelling house)
- The proposal is not consistent with the Council' s policies
- The proposal creates a dwelling of poor quality with almost no natural light
- An additional property should not be allowed (Officers comment: The proposal would not be creating an additional property)
- Increased density
- Additional tenants (Officer comment: There is no evidence before the officers as part of this application to support this claim).
- Noise and disturbance
  - Concerns the property will become an HMO or separated into flats home (Officer comment: The plans show the property will remain a single family dwelling house. The application site lies in an area covered by an article 4 direction which removes the right to change the property from a single house to a HMO. Planning permission would therefore be required to change to a HMO. A change of use to flats would also equally require planning permission)
- Visually out of keeping with the area
- The extension would create a new brick wall that would impact on the light source of the garage/workshop owned by no. 29 Conway Road
- Concerns with means of emergency access in particular London Fire Brigade (Officers comment: It is not considered that this application would have a

demonstrable impact on the fire fighting arrangements. Notwithstanding that, an informative is included regarding the London Fire Brigade.)

- Concerns with the gated refuse area
- The front garden will be paved over with little drainage (Officers comment: An informative is included regarding surface water drainage)
- Concerns the applicant will submit further applications to extend the property (Officer comment: The owner, like anyone else, has a statutory right to submit an application. If they chose to exercise this right, the application(s) will be considered on their merits.)
- The amendments and change in design still makes the proposal unacceptable and the garden would be further reduced.
- Planning permission should not be granted for any extensions in the Close. (Officer comment: There is no moratorium of extensions.)
- The Close should be locally listed. (Officer comment: The listing process is a separate process to the planning application process.)
- The extension would set a bad precedent for further front extensions in the Close. (Officer comment: Every application is considered on its own merits. The siting of the application site is unique and cannot be replicated anywhere else within the close, so it is considered highly unlikely that a similar proposal would be brought forward for consideration)
- There should be architectural coherence in the Close

5.6 The following issues raised are not material planning considerations:

- This is not a householder application (Officer Comment: The property is a single family dwelling house, therefore the correct planning application form has been submitted)
- The owner of 8 Priscilla may exceed the curtilage of his own property.
- Planning permission should not be granted until the owners solve the current problems in the Close; (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)
- Security concerns (Officer comment: The applicant has confirmed that the property has been burgled on five reported occasions. Anti- social behaviour has also been reported as the property's entrance is hidden from the yards view)
- Environmental Health concerns in the Close (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)
- Car parking concerns as the designated car parking space for the application site has been occupied by an abandoned car for many years



(Officers comment: The owner of no. 8 will look into the matter of the car parked in the allocated space.)

- Allowing this proposal would add to the current management concerns at the close (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)
- The proposal would make the management situation in the Close worse (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of the development
2. The impact of the proposed development on the character and appearance of the area
3. The impact on the amenity of adjoining occupiers
4. Living conditions for future occupants

### **Principle of the development**

6.1.1 Whilst noting the significant volume of comments surrounding the proposal, the Local Plan and NPPF do not prevent, as a matter of principle, extensions to residential properties to provide additional residential accommodation. Instead, local and national policy considerations focus upon ensuring that enlargements to dwellings are, inter alia, appropriate to their context and that impacts arising are properly balanced having regard to the public interest and the impacts upon an area.

6.1.2 It is important to bear in mind that the site in question was historically used as the Conway Road Depot, Conway Road and was granted planning permission under planning reference HGY/1998/1712 for the redevelopment of the site involving part conversion/part new build scheme providing 8 X 2 bed units and 2 X 1 bed houses and erection of 1 X 2 bed new build house. Notwithstanding this, the proposal would not be creating an additional unit of accommodation but only involves extending the existing two bedroom dwelling to a three bed house creating an open plan kitchen/dining living area which would improve the existing arrangement in terms of quality of accommodation.

6.1.3 It is considered that the principle of the development is therefore acceptable.

## **Impact on character and appearance of the area**

- 6.1.4 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. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality
- 6.1.5 As noted above the application seeks to extend the existing two bedroom dwelling that was granted consent under planning reference HGY/1998/1712. The extension would be single storey to improve the existing arrangement of the property. Objections have been received on the issue of scale, siting, context and the proposal being out of keeping with the character of the area. In this instance given the specific nature of the site which is set behind the building at no. 6 and 7, an extension to the front here where there is no rear garden space is acceptable. Furthermore, it would not be visible from public vantage points in the Close other than from adjoining private gardens and first/second floor windows. The extension by virtue of being at ground floor is well set down in the context of the property and adjacent properties and would be screened by the new boundary fences and existing boundary shared with no. 29 Conway Road. The extension would retain an acceptable level of private amenity space within an urban setting and the kitchen window and main entrance to the side would enable the development to have an active frontage when viewed from the existing footpath. As such, Officers consider the extension at this level will not diminish/ harm the visual amenity of the area.
- 6.1.6 In terms of the design the extension as amended would use large areas of glazing making the extension more lightweight in appearance, reducing its overall visual bulk. In terms of the proposed fencing proposed, this would be secured by condition to ensure the visual amenity of the area and residential amenities of neighbouring occupiers are safeguarded.
- 6.1.7 Several comments have been raised about whether the proposal complies with SPG1a in terms of depth. This is not the case as SPG1a restrictions on depth relate to the rear extensions. It is considered that the rest of the requirements of SPG have either been met or are not applicable.

- 6.1.8 More ambitious alterations to homes are in evidence nearby, in particular the adjoining properties on Cranleigh Road where first floor extensions, outrigger roof extensions and dormers are visible, including the very large single storey garage workshop in the rear garden of no 29 Conway Road. As such the scale and form of the extension, which is single storey, retains sufficient garden space, is considered proportionate to the original dwelling and the adjacent properties and not visible from public vantage points, is considered acceptable. Although there are concerns the proposed front extension would set a bad precedent in the Close, Officers would however point out that each planning application must be considered on its individual merits. In any event, the unique location of the application site means it is highly unlikely that a similar proposal would be brought forward for consideration.
- 6.1.9 Notwithstanding the objections received, the impact of the proposals on the character and appearance of the locality is accordingly considered to be acceptable and consistent with London Plan 2016 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

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

- 6.1.10 The London Plan 2016 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, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.
- 6.1.11 In terms of noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise, pollution and of fume and smell nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutant.
- 6.1.12 In terms of the ground floor extension, there is not considered to be a material adverse impact on number 7 to the west, which has side facing windows, as the proposed extension is separated from its rear flank by the pathway that leads to the main entrance and gas/utility and refuse area. Given this separation, and as the extension is 4m deep and only single storey in height, there would be no demonstrable impact in this instance.

- 6.1.13 Specific concerns have been raised that the proposed development would have an adverse impact on the amenity of the adjoining property at no. 29 Conway Road in terms of loss of light to the existing garage/workshop structure which abuts the shared boundary, the window here referred to relates to non habitable room to an outbuilding and therefore any such impact is not significant in this instance.
- 6.1.14 The proposed development would not cause any material loss of amenity, in terms of overlooking/loss of privacy or outlook given the side window proposed does not face onto the side facing window of no. 7. Given also the properties on Cranleigh Road benefit from generous size south facing gardens, the height and form of the extension here would not materially harm outlook/ living conditions currently enjoyed by occupiers of these properties.
- 6.1.15 Adjoining residents have raised concerns about possibility of noise and disturbance. Officers consider that given associated noise emanating from the proposed development would not create a level of noise and disturbance over and above that which currently exists and that of a typical dwelling/ flat in an urban/ suburban location.
- 6.1.16 As such, the proposal does not significantly harm the amenities of neighbours and is in accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2016 Policy 7.6 and Draft DM Policy DM1.

### **Living conditions for future occupants**

- 6.1.17 London Plan policy 3.5 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 and draft DPD Policy DM12 reinforces this approach.
- 6.1.18 Objections have been put forward about the resultant 19m<sup>2</sup> amenity space. It is considered that this is adequate within an urban setting of such type. In any event, the London Interim Design Guidance in 4.10.1 (p60) states that 5m<sup>2</sup> private amenity space is required for a property with 1-2 occupants, plus 1m<sup>2</sup> for every additional occupant. It is considered even if the property were to be occupied by 6 persons, the available amenity space would still be adequate.
- 6.1.19 An objection has been raised on the issue of quality of accommodation, in this instance, Officers consider the proposal as acceptable as the property will provide a family unit providing an additional bedroom at ground floor level which

would benefit from an existing window. The extension would enable an improved arrangement internally providing better levels of daylight/sunlight from the extent of glazing proposed, new rooflight and open plan nature of the kitchen/living/dining area. An acceptable level of amenity for future occupiers of the development within an urban setting is also proposed as well as a proposal which has considered designing out crime.

## **Conclusion**

6.1.20 The proposed development has prompted considerable local interest. The proposed alterations are considered however, to be acceptable, having regard to impacts upon the character and appearance of the area and upon neighbouring residential amenity. For the above reasons however the proposals are considered to be acceptable and consistent with the objectives of the Development plan for the area.

6.1.21 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.6 CIL**

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

## **8.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s)

- 1558.01 Existing Site Plan Rev A
- 1558.02 Existing Ground Floor Plan Rev A
- 1558.03 Existing First Floor Plan Rev A
- 1558.04 Existing Roof Plan Rev A
- 1558.05 Existing Front Elevation Rev A
- 1558.06 Existing Sections AA & BB Rev A
- 1558.07 Proposed Ground Floor Plan Rev A2
- 1558.08 Proposed First Floor Plan Rev A2
- 1558.09 Proposed Roof Plan Rev A2
- 1558.10 Proposed Front Elevation Rev A3
- 1558.11 Proposed Sections AA & BB Rev A3
- 1558.12 Proposed East Elevation Rev A2
- 1558.13 Proposed Site Plan Rev A2

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 accordance with the following approved plans and specifications:

1558.01 Existing Site Plan Rev A  
1558.02 Existing Ground Floor Plan Rev A  
1558.03 Existing First Floor Plan Rev A  
1558.04 Existing Roof Plan Rev A  
1558.05 Existing Front Elevation Rev A  
1558.06 Existing Sections AA & BB Rev A  
1558.07 Proposed Ground Floor Plan Rev A2  
1558.08 Proposed First Floor Plan Rev A2  
1558.09 Proposed Roof Plan Rev A2  
1558.10 Proposed Front Elevation Rev A3  
1558.11 Proposed Sections AA & BB Rev A3  
1558.12 Proposed East Elevation Rev A2  
1558.13 Proposed Site Plan Rev A2

Reason: In order to avoid doubt and in the interests of good planning.

3. Prior to the commencement of the approved development, details of the proposed boundary treatment shall be submitted in writing to the LPA for approval, and thereafter implemented as approved and retained in perpetuity unless agreed in writing by the Local Planning Authority.

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

4. No development shall take place until full details of soft and hard landscape 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 UD3 of the Haringey Unitary Development Plan 2006.

**Informatives:**

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE :

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 : Party Wall Act: 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 : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE :

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final

manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE : 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.



## Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
<b>EXTERNAL</b>		
<b>Cllr Barbara Blake</b>	<ul style="list-style-type: none"> <li>- The development reduces useable garden amenity space</li> <li>- The preference is for extending upwards rather than into the garden</li> <li>- Priscilla Close is uncared for and an unadopted area (Officers comment: This is not a material planning consideration for this application. This is an issue for the joint management company for the maintenance of the Close)</li> <li>- Refuse concerns in the close (Officer comment: It is considered that the proposal does not have a material affect on the amount of refuse and waste collection arrangements within the Close as a whole. This is an issue for the joint management company for the maintenance of the Close)</li> <li>- Environmental health concerns in the close (Officer comment: This is not a material planning consideration – This is an issue for the joint management company for the maintenance of the Close)</li> <li>- The original 1999 planning condition was breached by the joint owners of the Close (Officers comment: This issue does not relate to this application which seeks to provide an extension to an existing single dwelling house. This is not a personal consent, and the current application would not have a demonstrable impact in addressing or undermining any of the conditions in the original permission. The conditions in breach are no longer enforceable due to the 10 year statute of limitations.)</li> <li>- Concerns the property would be an HMO rather than a</li> </ul>	Noted

Stakeholder	Question/Comment	Response
	<p>family home. (Officer comment: The plans show the property will remain a single family dwelling house. The application site lies in an area covered by an article 4 direction which removes the right to change the property from a single house to a HMO. Planning permission would therefore be required to change to a HMO.)</p> <ul style="list-style-type: none"> <li>- Allowing a front extension would set a bad precedent in the Close.</li> <li>- The extension would ruin the character of the Close and building</li> <li>- Visually out of keeping</li> <li>- Allowing this proposal would add to the current management concerns at the Close (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)</li> </ul>	
<p><b>Woodlands Park Residence Association (WPRA)</b></p>	<ul style="list-style-type: none"> <li>- The existing garden will almost be built over</li> <li>- The Council will not normally permit extensions which leave a rear garden of less than 50 sqm</li> <li>- Visually out of keeping with the area</li> <li>- The depth of the extension is more than 4m deep contrary to policy SPG 1a</li> <li>- Loss of garden</li> <li>- Concreting over a water absorbed garden should be prevented (Officers comment: An informative regarding surface water drainage is included)</li> <li>- During the planning process for the original development of Priscilla Close (then Conway Road Depot), residents were assured that one of the key elements of the planning agreement was that the renovation of Conway Rd Depot would not involve any new building less than 22 metres from</li> </ul>	<p>Noted</p>

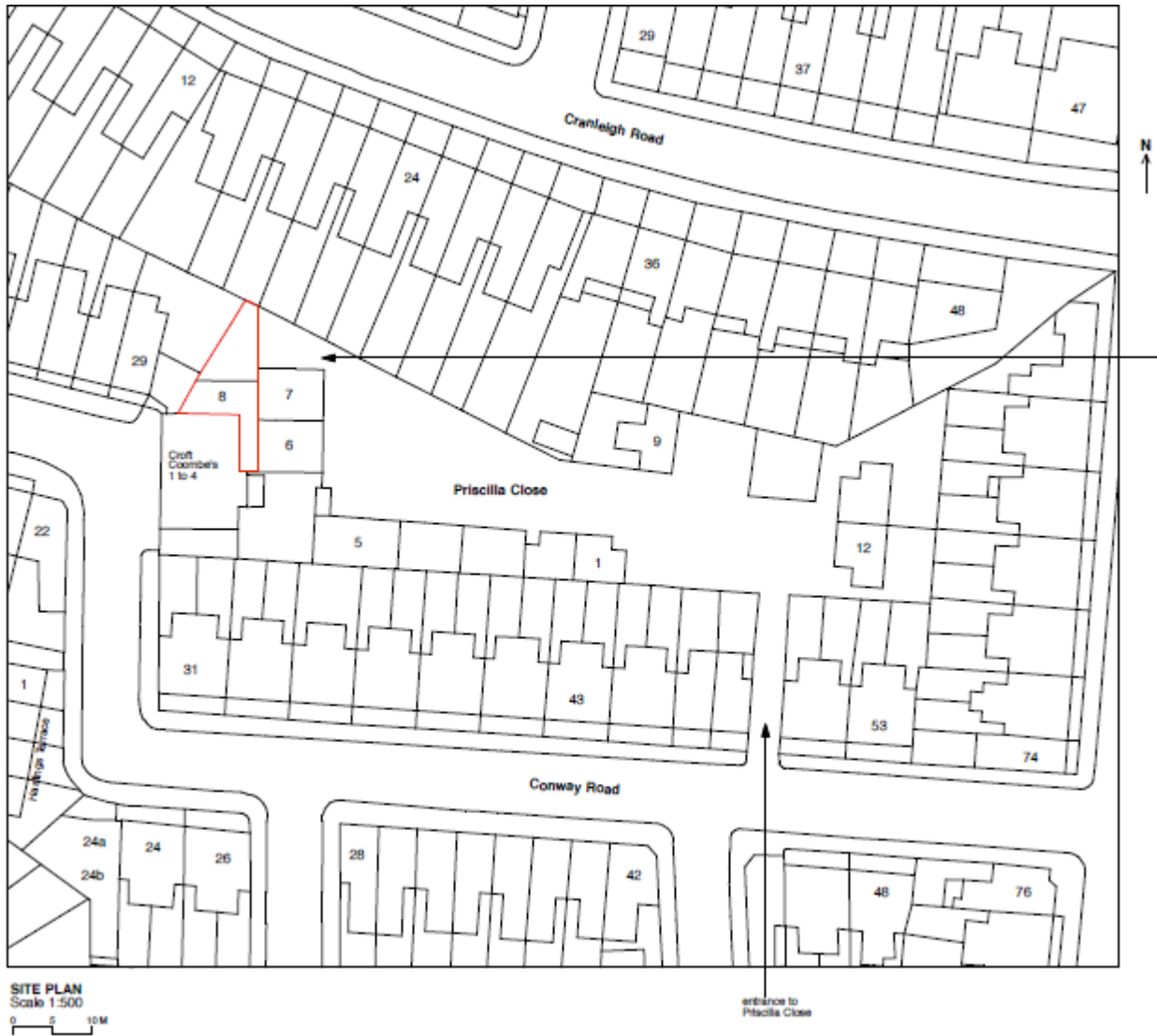
Stakeholder	Question/Comment	Response
	<p>the existing houses, and plans were amended to comply with this. The proposal for Number 8 involves new building much less than 22 metres from Numbers 18, 20 and 22 Cranleigh Rd, and Number 29 Conway Rd (Officer comments: This planning application relates to an extension to improve an existing house and not a new build development and in any event there is nothing in the original permission which supports this assertion.)</p> <ul style="list-style-type: none"> <li>- The form of the extension is contrary to policy</li> </ul>	
<p><b>NEIGHBOURING PROPERTIES</b></p>	<ul style="list-style-type: none"> <li>- During the planning process for the original development of Priscilla Close (then Conway Road Depot), residents were assured that one of the key elements of the planning agreement was that the renovation of Conway Rd Depot would not involve any new building less than 22 metres from the existing houses, and plans were amended to comply with this. The proposal for Number 8 involves new building much less than 22 metres from Numbers 18, 20 and 22 Cranleigh Rd, and Number 29 Conway Rd (Officer comments: This planning application relates to an extension to improve an existing house and not a new build development and in any event there is nothing in the original permission which supports this assertion.)</li> <li>- Cramped extension</li> <li>- Building over the green space</li> <li>- It would create direct access to the neighbouring flat roof</li> <li>- The extension will lack natural light</li> <li>- The original 1999 planning condition is not being complied with (Officers comment: This issue does not relate to this application which seeks to provide an extension to an existing single dwelling house)</li> <li>- The proposal is not consistent with the Council' s policies</li> </ul>	<p>Noted</p>

Stakeholder	Question/Comment	Response
	<ul style="list-style-type: none"> <li>- The proposal creates a dwelling of poor quality with almost no natural light</li> <li>- An additional property should not be allowed (Officers comment: The proposal would not be creating an additional property)</li> <li>- Increased density</li> <li>- Additional tenants (Officer comment: There is no evidence before the officers as part of this application to support this claim).</li> <li>- Noise and disturbance</li> <li>- Concerns the property will become an HMO or separated into flats home (Officer comment: The plans show the property will remain a single family dwelling house. The application site lies in an area covered by an article 4 direction which removes the right to change the property from a single house to a HMO. Planning permission would therefore be required to change to a HMO. A change of use to flats would also equally require planning permission)</li> <li>- Visually out of keeping with the area</li> <li>- The extension would create a new brick wall that would impact on the light source of the garage/workshop owned by no. 29 Conway Road</li> <li>- Concerns with means of emergency access in particular London Fire Brigade (Officers comment: It is not considered that this application would have a demonstrable impact on the fire fighting arrangements. Notwithstanding that, an informative is included regarding the London Fire Brigade.)</li> <li>- Concerns with the gated refuse area</li> <li>- The front garden will be paved over with little drainage (Officers comment: An informative is included regarding surface water drainage)</li> <li>- Concerns the applicant will submit further applications to extend the property (Officer comment: The owner, like anyone else, has a statutory right to submit an application. If</li> </ul>	

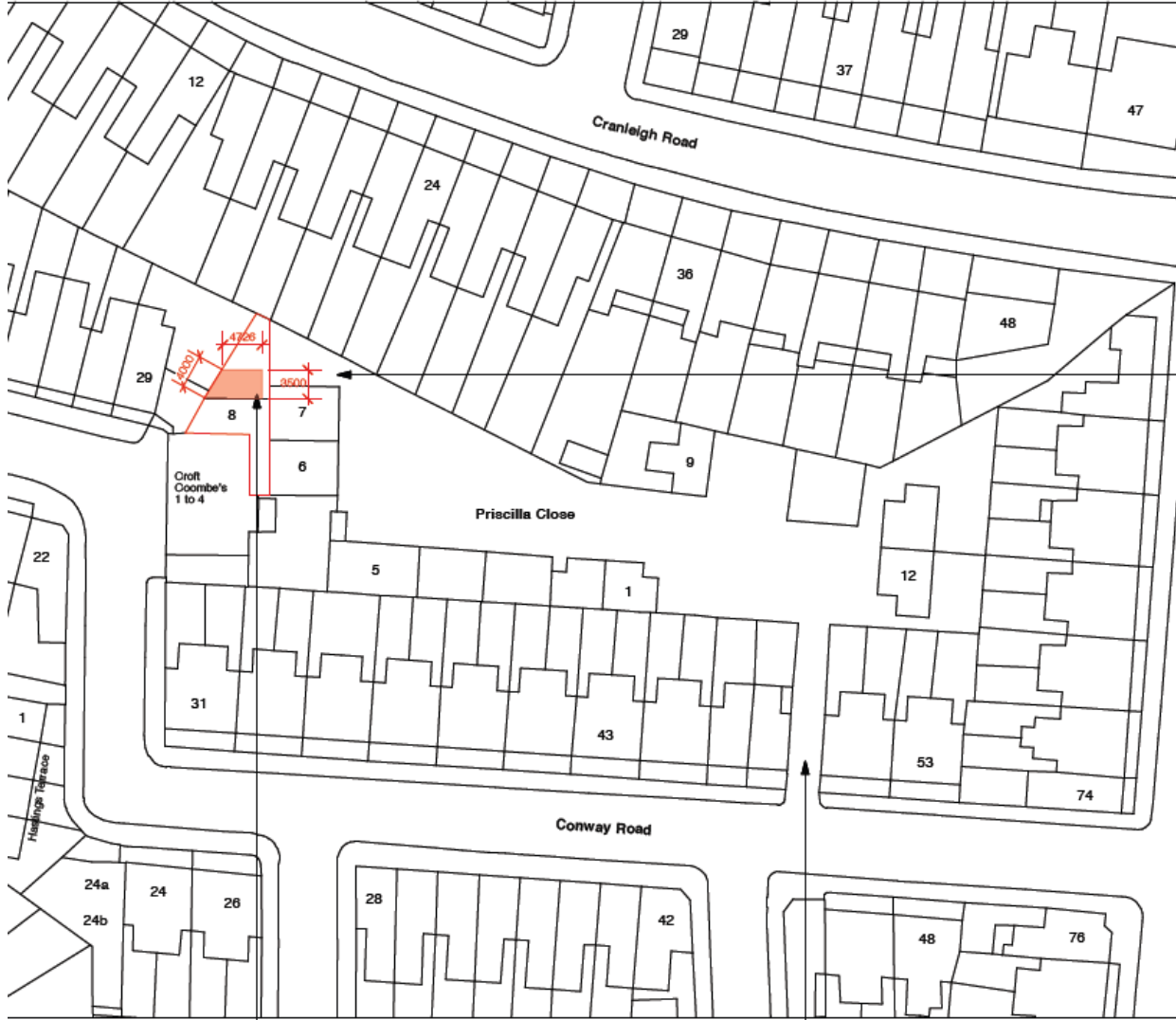
Stakeholder	Question/Comment	Response
	<p>they chose to exercise this right, the application(s) will be considered on their merits.)</p> <ul style="list-style-type: none"> <li>- The amendments and change in design still makes the proposal unacceptable and the garden would be further reduced.</li> <li>- Planning permission should not be granted for any extensions in the Close. (Officer comment: There is no moratorium of extensions.)</li> <li>- The Close should be locally listed. (Officer comment: The listing process is a separate process to the planning application process.)</li> <li>- The extension would set a bad precedent for further front extensions in the Close. (Officer comment: Every application is considered on its own merits. The siting of the application site is unique and cannot be replicated anywhere else within the close, so it is considered highly unlikely that a similar proposal would be brought forward for consideration)</li> <li>- There should be architectural coherence in the Close</li> <li>- This is not a householder application (Officer Comment: The property is a single family dwelling house, therefore the correct planning application form has been submitted)</li> <li>- The owner of 8 Priscilla may exceed the curtilage of his own property.</li> <li>- Planning permission should not be granted until the owners solve the current problems in the Close; (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)</li> <li>- Security concerns (Officer comment: The applicant has confirmed that the property has been burgled on five reported occasions. Anti- social behaviour has also been reported as the property’s entrance is hidden from the yards view)</li> <li>- Environmental Health concerns in the Close (Officer</li> </ul>	

Stakeholder	Question/Comment	Response
	<p>comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)</p> <ul style="list-style-type: none"> <li>- Car parking concerns as the designated car parking space for the application site has been occupied by an abandoned car for many years (Officers comment: The owner of no. 8 will look into the matter of the car parked in the allocated space.)</li> <li>- Allowing this proposal would add to the current management concerns at the close (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)</li> <li>- The proposal would make the management situation in the Close worse (Officer comment: This is not a material planning consideration for this application – This is an issue for the joint management company for the maintenance of the Close)</li> </ul>	

## Appendix 2 Plans and Images



**Location Plan**



**Proposed location plan**





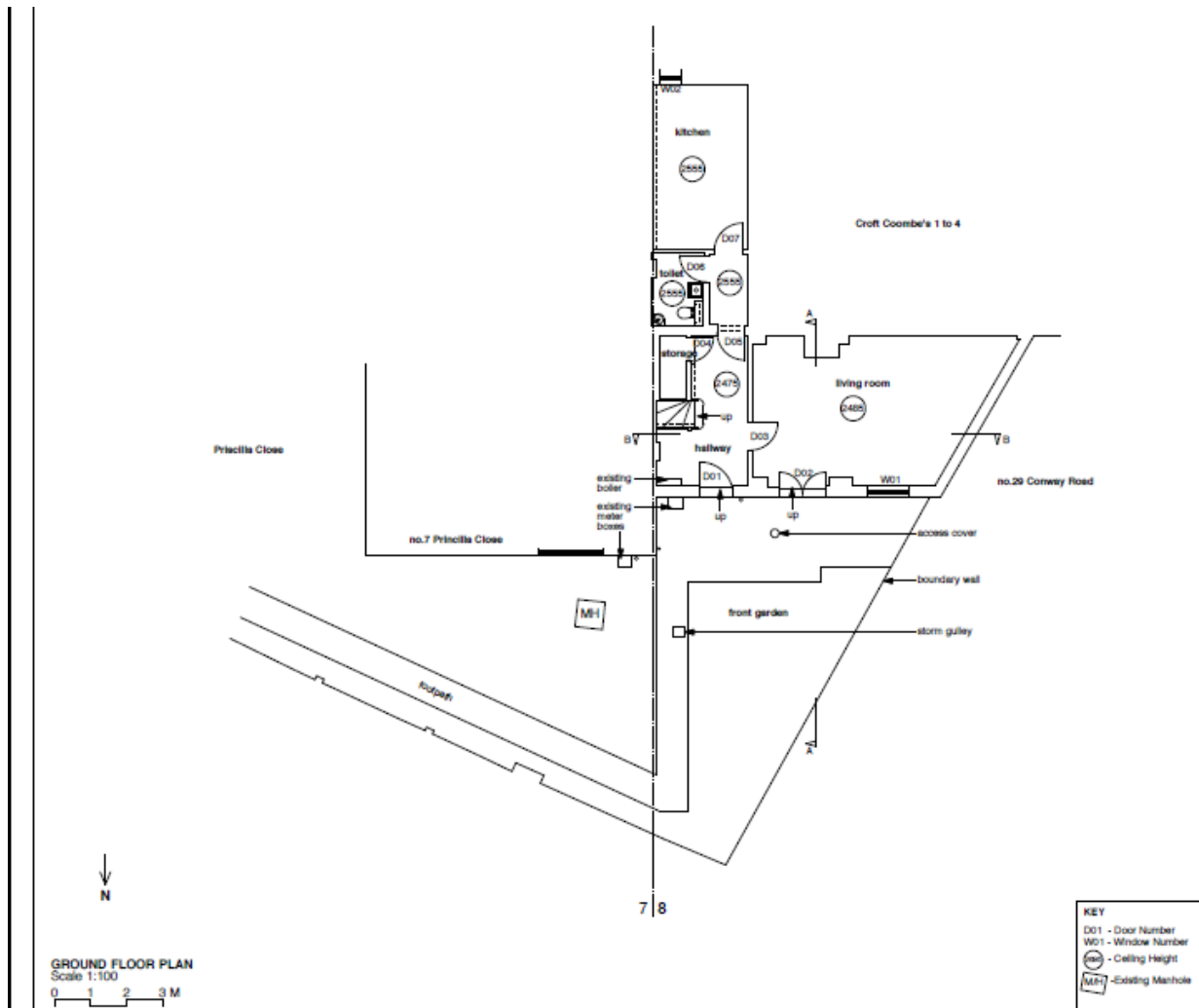
PH2- View no.8 Priscilla Close front garden area & towards no. 29 Conway road



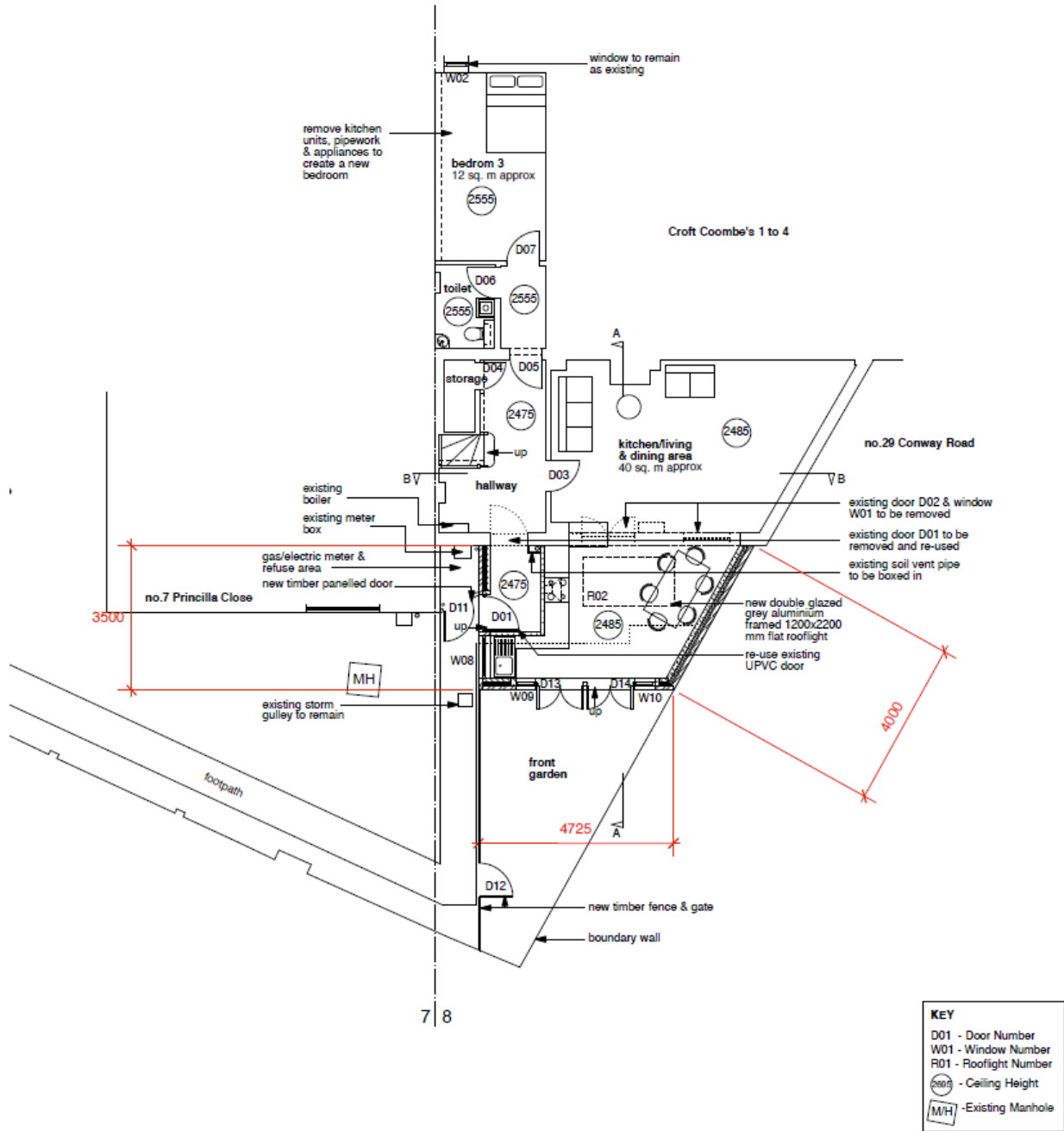
PH1- View of no.s 6 & 7 Priscilla Close and side access to no.8 Priscilla Close



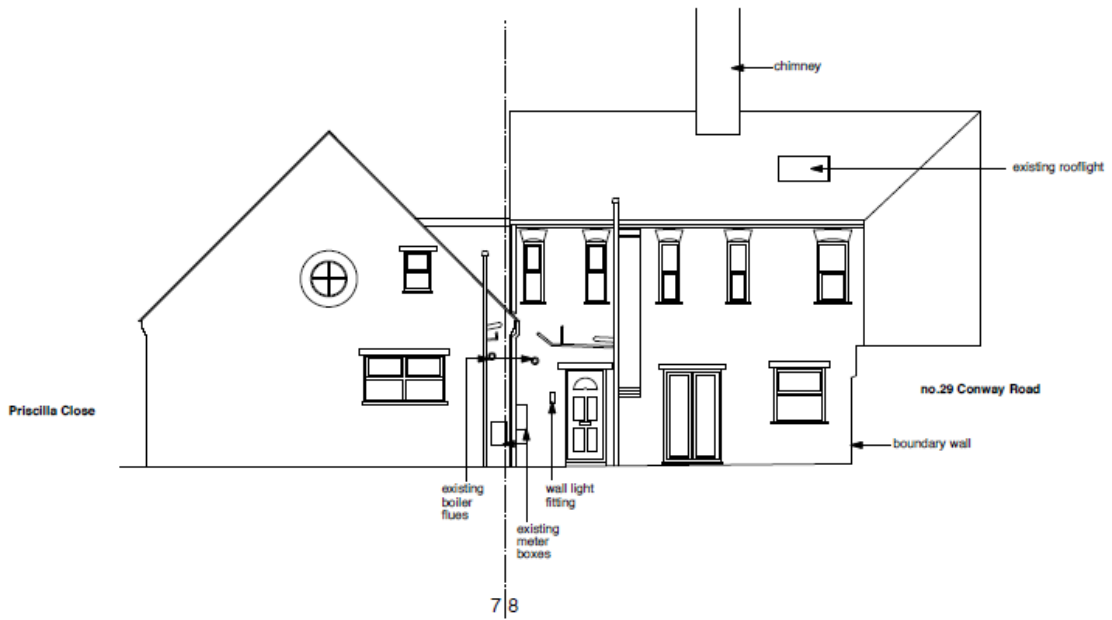
PH3- View no.8 Priscilla Close from front garden



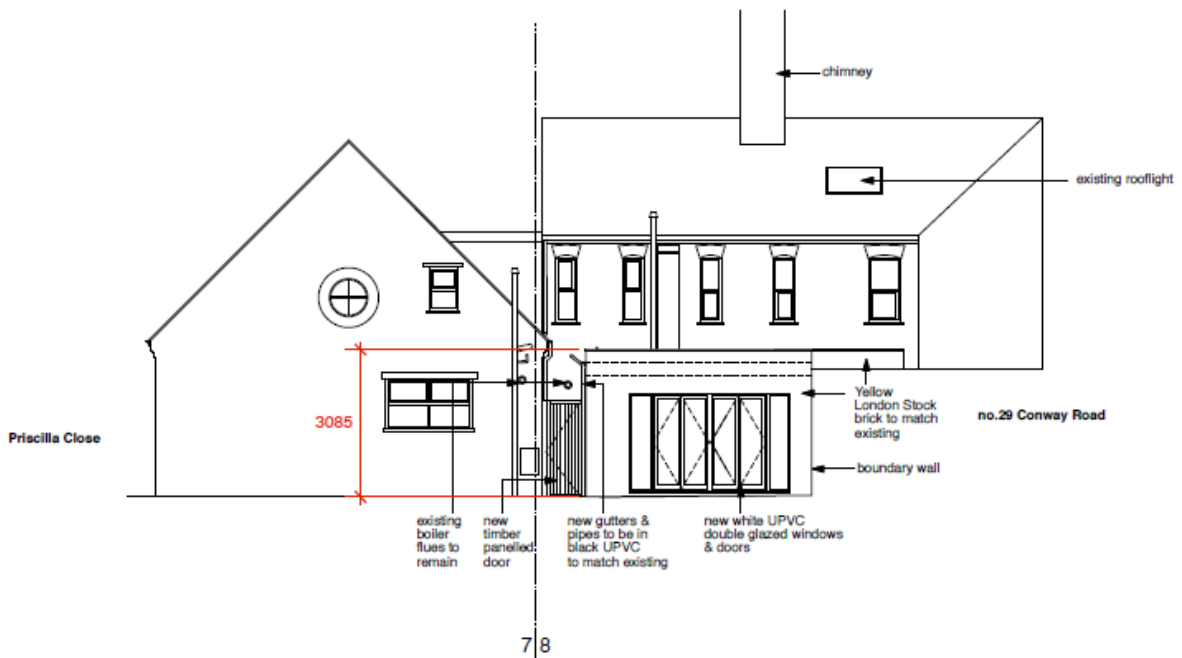
Existing ground floor plan



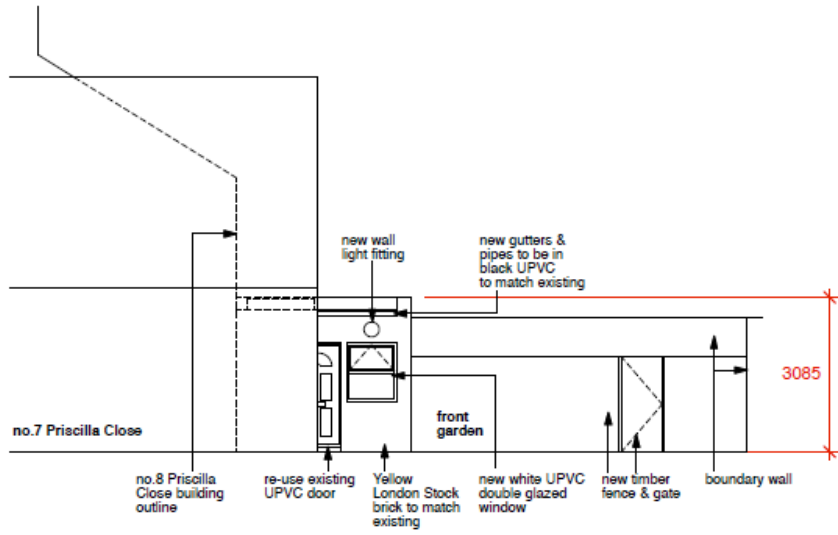
Proposed ground floor plan



**Existing rear elevation**



**Proposed rear elevation**



## Proposed side elevation

Appendix 3: Decision notice for the redevelopment of the Conway Road Depot.

**Technical and Environmental Services**  
639 High Road, N17 8BD  
Tel 0181 808 1066  
Minicom 0181 885 7549

**Planning and Programmes**  
Fax 0181 808 7525  
Fax 0181 3265

**To**

P. E. Ottery  
112 Southbury Road Enfield  
Middx. EN1 1YE

**On behalf of**

Acorn Homes (UK) Ltd  
3 Creighton Avenue London N10

Planning Application Reference No. HGY/1998/1712

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)**

**NOTICE OF PLANNING PERMISSION**

**Location: Conway Road Depot Conway Road N15**

**Proposal: Redevelopment of site involving part conversion/part new build scheme providing 8 X 2 bed units and 2 X 1 bed houses and erection of 1 X 2 bed new build house.**

In pursuance of their powers under the above Act, the London Borough of Haringey as local planning authority hereby **PERMIT** for the above development in accordance with the application dated 31/12/1998 and drawings nos. 01, 02, 03, 04, 05, 06D, 07, 08A, 09A, 010B, 011A, 012A, 013, 014 & 015A

**SEE SCHEDULE OF CONDITIONS**

Anne Doherty  
Borough Planning Officer

16/02/1999

- NOTE:
1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
  2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

OLDFULG  
Recreated Decision Notice  
Full permission

DIRECTOR Peter Bishop  
Borough Planning Officer Anne Doherty



HGY/1998/1712

The following conditions have been applied to this consent and these conditions must be complied with

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: To ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and 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.

Details of the design and location of adequate dustbin enclosures shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the buildings.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

INFORMATIVE: The applicant is advised to contact the "Crime Prevention Officer", Tottenham Police Station, 398 High Road, London N17 9JA (tel. 0181 345 0933) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

That no more than 11 separate units, whether flats or houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

The development shall not be implemented unless and until a proposal for

erecting convex mirrors at the junction of the access road and the back edge of the footway in Conway Road have been submitted to and approved in writing by the Local Planning Authority, such mirrors to be permanently retained to the satisfaction of the Local Planning Authority.

**Reason:** In order to ensure a reasonable standard of visibility for vehicles emerging from the site.

That the approval is granted subject to further discussions concerning the provision of gates to the entrance of the site. If it is decided that gates should be provided, details of the gates and the opening mechanisms shall be submitted to and approved by the Local Planning Authority in writing before the works on the site commence. Once erected the gates must be permanently retained to the satisfaction of the Local Planning Authority.

**Reason:** In order to ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

The development hereby authorised shall comply with BS 8220 (1986) Part 1, "Security Of Residential Buildings" and comply with the aims and objectives of the police requirement of "Secured By Design" and Designing Out Crime

**Reason:** To ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 "Planning Out Crime".

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:** To retain control over the external appearance of the development in the interest of the visual amenity of the area.

**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. 0181 489 1380) to arrange for

the allocation of a suitable address.

The development hereby authorised must be begun not later than the expiration of 5 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.

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: To ensure the development is carried out in accordance with the approved details and in the interests of amenity.

Anne Doherty  
Borough Planning Officer

16/02/1999

DIRECTOR Peter Bishop  
Borough Planning Officer Anne Doherty

OLDFULG  
Decision Notice  
Full permission

---