

ADDRESS: 2-4 Sharon Gardens London E9 7RX	
WARD: Victoria (T)	REPORT AUTHOR: Colin Leadbeater
	VALID DATE: 23/06/2008
APPLICATION NUMBER: 2008/1335	AGENT: Dual Building Designs Ltd 91 Palmerston Road Bowes Park London N22 8QS
DRAWING NUMBERS: D0840/1, 2, 3, 4, 5, 6, 7, 8	
APPLICANT: Mr Costas Kaffa 203 Cathill Herts EN4 8HS	
PROPOSAL: Erection of two storey side extension and single storey rear extension to provide 2 x 3 bed flats, 2 x 2 bed flats and 4 x 1 bed flats.	
POST SUBMISSION AMENDMENTS: None	
RECOMMENDATION SUMMARY: Grant conditional planning permission.	

ANALYSIS INFORMATION

ZONING DESIGNATION:	(Yes)	(No)
CPZ	X	
Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
DEA		X

LAND USE DETAILS:	Use Class	Use Description	Floorspace
Existing	C3	Residential	363m2
Proposed	C3	Residential	564m2

RESIDENTIAL USE DETAILS:	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
Existing	0	0	4	0	0	0
Proposed	Flats	4	2	2	0	0
	Dwellings	0	0	0	0	0
	Studio	0	0	0	0	0
Totals	(Total =)	8				

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	0	0	0
Proposed	0	0	8

CASE OFFICER'S REPORT

1. SITE DESCRIPTION

The application site is located on the south side of Sharon Gardens on the corner of Clermont Road and consists of two two-storey semi-detached properties which have been converted into 4 flats. Similar properties neighbour to the North and East.

2. CONSERVATION IMPLICATIONS

2.1 The site is not located within a designated Conservation Area.

3. HISTORY

2007/2860 – Permission sought for a two-storey side extension and roof extension in order to convert the existing 4 flats into two three-bedroom flats, three two-bedroom flats, and three one-bedroom flats. Refused due to concerns regarding the design of the proposed extensions, along with issues relating to internal layout and floorsizes.

4. CONSULTATIONS

4.1 Date Statutory Consultation Period Started: 11/07/2008

4.2 Date Statutory Consultation Period Ended: 01/08/2008

4.3 Site Notice: Yes

4.4 Press Advert: Yes

4.5 Neighbours

89 neighbouring properties have been consulted by private letter, 9 letters of objection have been received in response. Objectors raise concerns regarding the possibility of an increase in overlooking and loss of privacy, a detrimental impact on the streetscene, a possible noise nuisance, and the possibility that the development would put a strain on parking in the area.

4.6 Statutory Consultees

Primary Care Trust (NHS): No response to consultation.

4.7 Local Groups

None

4.8 Other Council Departments

4.8.1 Urban Design and Conservation: No objection to the proposed extension and alteration works which constitute a great improvement over the previous submission.

4.8.2 Highways and Transportation: No objection to the proposed development.

4.8.3 Pollution Group: No objection to the proposed development.

4.8.4 Private Sector Housing: No response to consultation.

4.8.5 Waste Management: No objection to the proposed development, but it should be noted that the applicant has proposed too much waste storage.

5. POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

EQ1 – Development Requirements
HO12 – Conversions
HO16 – Housing for People with Disabilities

5.2 London Plan (2008)

4B.1 – Design Principles for a Compact City
4B.4 – Enhancing the Quality of the Public Realm
3A.1 – Increasing London's Supply of Housing
3A.2 – Borough Housing Targets
3A.5 – Housing Choice

5.3 National Planning Policies

PPS3 – Housing

6. COMMENT

Acceptability of Conversion and Dwelling Mix

6.1.1 The proposed development would incorporate two family sized dwellings with private outdoor amenity space, with a further two x two bedroom flats and an additional four x one bedroom units. This is considered to be an acceptable dwelling mix, and would provide the Borough with units which would help diversify the housing stock and increase housing choice.

Extensions and Design

6.1.2 The proposed development would result in the existing four flats on the site being extended and converted in order to provide eight residential units in their place. The extension works would consist of a two-storey side and rear extension, along with a single storey rear extension along with the creation of new dormer style windows in the roof-slopes in order to create a habitable roofspace. The proposed extensions and alterations would be in the style of the original 1930's semi-detached property, and would follow the original design of the host property. It is considered that the proposed design is in keeping with the age, style and scale of the original host building, and would not dominate or compete with the original fabric of the building.

6.1.3 The application site is located on the corner of Sharon Gardens and Clermont Road and mirrors the property located directly opposite at number 1 Sharon Gardens. It is considered that the proposed alterations would no doubt have an effect upon, but would not unduly harm the sense of symmetry to the streetscene, a number of the existing properties in the immediate area have been previously extended or remodelled, and the application site lies next to a much larger 1950's social housing development. It is considered that the proposed development would not constitute any harm on the character or appearance of the area, and as the alterations have been designed sensitively the alterations would blend in with the original fabric of the building better than other extensions already seen in the area.

Amenity Issues

6.1.4 The proposed development would not cause any significant loss of privacy or increase in overlooking than that currently existing. Although there will be windows located at roof level that do not pre-exist, there are already windows at first floor level which overlook neighbouring residential gardens. It is not considered that these additional windows would allow any further impediment on the privacy of neighbouring residents.

- 6.1.5 The proposed extensions and alterations would not have any significant impact on daylight or sunlight reaching habitable rooms of neighbouring properties, nor would the proposed development overshadow neighbouring gardens. The previous application for this site refused in 2008 would have had an adverse impact on number 6 Sharon Gardens, but the proposed alterations have been reduced in height at the boundary between the two properties and it is considered that the single storey proposed element would not have as significant an impact.
- 6.1.6 It is not considered that the proposed development would pose any risk of noise disturbance to neighbouring properties as the resulting development would be a residential block with no commercial use.

Parking

- 6.1.7 Although there is no proposed off-street parking, Sharon Gardens is located within a Controlled Parking Zone, so any prospective occupant who wishes to park a vehicle on the street would be required to apply for a residents parking permit, which would be allocated if there are any remaining permits for the street. It is considered that the proposed development is located within an area with suitable links to public transport, and off-street parking would not be a requirement. The applicant has proposed 8 bicycle storage spaces within the grounds to the development to serve prospective occupants.

Waste

- 6.1.8 The applicant has provided ample storage for domestic refuse. Waste Management have suggested that this could even constitute an over provision, so the applicant should be advised that for this development only 8 x 240 litre wheelie bins, and eight recycling boxes.

7. CONCLUSION

- 7.1 It is considered that the proposed extensions and alterations are considered to be appropriate in design terms, and the resulting conversion would result in eight dwellings with suitable floorspaces and internal layouts. It is considered that the proposed development is acceptable, and is therefore recommended for approval.

8. RECOMMENDATION

RECOMMENDATION:

Planning Permission be Granted subject to:

- 1. SCB0 – Development in accordance with plans**

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

2. SCB1 – Commencement within three years

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

3. SCM6 – Materials to be approved

Details, including samples, of all materials to be used on the external surfaces of the buildings, boundary walls and ground surfaces of this development shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on implementing this planning permission. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

4. SCM9 – No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

5. SCI3 – No roof plant

No roof plant (including all external enclosures, machinery and other installations) shall be placed upon or attached to the roof or other external surfaces of the building.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

6. SCD1 – Provision of level access

A level access shall be provided to all ground floor units of this development hereby permitted before the use is first commenced.

REASON: In order to ensure that people with disabilities are able to gain proper access to the development.

7. SCR4 – Wheelchair-accessible homes

The housing units proposed to be located on the ground floor must be designed to wheelchair standards and be in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing satisfactory and convenient housing accommodation for persons with disabilities.

8. SCH10 – Secure bicycle parking

Lockable space shall be made available within the building for the secure parking of 8 bicycles, as shown on the plans hereby approved, before the first occupation of the development.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

REASONS FOR APPROVAL

The following policies are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 (Development Requirements), HO3 (Other Sites for Housing) of the Hackney Unitary Development Plan 1995; and policies 3A.1 (Increasing London's Supply of Housing), 3A.2 (Borough Housing Targets), 3A.4 (Housing Choice), 3A.6 (Definition of Affordable Housing), 3A.7 (Affordable Housing Targets), 4B.1 (Design Principles for a Compact City), 4B.4 (Sustainable Design and Construction) and 4B.7 (Respect Local Context and Communities) of the London Plan 2008.

9. INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.32 Consultations with TWU
- SI.33 Landscaping
- SI.36 Soil Contamination Survey

Signed..... Date.....

Fiona Fletcher-Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION
DIRECTORATE

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Hackney UDP and the London Plan	Colin Leadbeatter	263 Mare Street, E8 3HT







