

ADDRESS: Site adjacent to 58 Aden Grove, London N16 9NJ	
APPLICATION NUMBER: 2008/2362 DRAWING NUMBERS: 401 Rev B, 402, 403 Rev B, 404 Rev B, 405 Rev B, 406, 407, 4209-L300 – P1 Solar Access, Sunlight & Daylight Report by ZEF(UK) Ltd, 15/11/04	REPORT AUTHOR: Yousef Bahadur
	VALID DATE: 17/09/2008
APPLICANT: Miss Celina Smith & Mr Chris Raine, 64 Ballater Road, London, SW2 5QR	AGENT: Elsie Owusu Architects Ltd 30 Chalfont Court Baker Street London NW1 5RS
PROPOSAL: Erection of a two-storey, 2 bedroom single dwelling house.	
POST SUBMISSION REVISIONS: Alterations to the front façade to include a separation gap, omission of screening on top of the proposed front boundary wall, and reposition of the refuse store behind the front boundary.	
RECOMMENDATION SUMMARY: Grant conditional planning permission.	

ANALYSIS INFORMATION
ZONING DESIGNINATION: (Yes) (No)

CPZ	Yes	No	
Conservation Area		No	
Listed Building (Statutory)		No	
Listed Building (Local)		No	
DEA		No	
LAND USE DETAILS:	Use Class	Use Description	Floorspace
Existing	C3	Land part of 58	61sqm
Proposed	C3	2-storey house	72sqm

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

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	2 (land formerly used for parking)	0	0
Proposed	0	0	0

CASE OFFICER'S REPORT

1 SITE DESCRIPTION

- 1.1 The application site is located on the west side of Aden Grove, which is made up of two-storey, Victorian terraces which are relatively unaltered. Numbers 56 and 58 appear to be later additions to the terrace, with their shallower design with slightly higher parapets and which also omit the typical rear projection present elsewhere in the street. The application site comprises an area of land which was formerly occupied by a garage at the north of 58 Aden Grove within its curtilage. No. 58 lies at the end of a terrace of houses. The site is bound to the west and north by the rear boundaries of gardens of properties in Springdale Road, and the flank wall 58 Aden Grove to the south.

2 CONSERVATION IMPLICATIONS

- 2.1 The application site does not have any conservation implications.

3 HISTORY

- 3.1 11/03/05 - Planning Permission GRANTED for the erection of a two-storey, three bedroom (over basement) dwelling house (ref 2004/1281).
- 3.2 05/09/08 – Planning Permission WITHDRAWN for the submission of details pursuant to condition 3 (external surfaces, condition 4 (landscaping), condition 5 (dustbin enclosures), condition 6 (boundary enclosures) of planning permission 2004/1287 dated 11 March 2005 (ref 2008/1725).

4 CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 23/09/08.
- 4.2 Date Statutory Consultation Period Ended: 14/10/08.
- 4.3 Site Notice: Yes.
- 4.4 Press Advert: No.
- 4.5 Neighbours:** 13 letters of consultation were sent to owners/occupiers of surrounding properties: 11 letters of objection and 13 letters of support were received.

4.5.1 The objections can be summarised as follows:

- Loss of light
- Loss of privacy
- Loss of outlook
- Over-development, high density
- Insufficient amenity space
- Sub-standard room sizes
- Poor design, out of character with street, out of proportion
- No demand for two bed houses, surplus of housing in the market
- Undesirable precedent

4.5.2 Statutory Consultees:

4.5.3 **Sustainability and Design Team:** No objection

4.5.3 **The Arboriculture Officer:** No objection, subject to condition imposed for the size and number of plants and its location.

4.6.3 Local Groups

4.6.4 None

4.7 Other Council Departments

4.7.1 **Council Tax:** No response received.

5 POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

EQ1: Development Requirements

5.2 London Plan (2008)

Policy 3A.1: Increasing London's supply of Housing

Policy 4B.1: Design Principles for a Compact City

5.3 National Planning Policies

PPS 1: Delivering Sustainable Development

PPS 3: Housing

5.4 Supplementary Planning Guidance

SPG 1: New Residential Development

6 **COMMENT**

6.1 **Background**

- 6.1.1 The proposal entails the erection of a two-storey single dwelling house to the side of 58 Aden Grove. The proposed dwelling would provide a living room, kitchen and WC at ground floor level and 2 bedrooms and a bathroom at first floor level. The proposed building will also incorporate a green roof which is not proposed to be used as a terrace.
- 6.1.2 A similar scheme was granted planning permission (ref. 2004/1281) at the Planning Sub-Committee meeting of 21 February 2005 for the erection of a two-storey three bedroom (over basement) dwelling house. The committee report for that application is attached.
- 6.1.3 The current planning application has been submitted following complications on site which revealed that a basement cannot be provided; the previous planning permission cannot therefore be implemented. An application has therefore been submitted for a scheme which omits a basement. Furthermore, amendments have been made during the course of this application to the facade and the front boundary of the proposed building in order to improve the design and appearance of the dwelling.

6.2 **Land Use**

- 6.2.1 The principle of the development has been established through granting of the 2005 permission. A letter of objection has been received on grounds that there is a surplus of housing in the market. Objections have also been received on grounds the proposal would be over-development and be of too high a density. However, the proposed development is of a smaller scale and density than the extant permission. The provision of additional residential accommodation complies with the policies of the Hackney Unitary Development Plan 1995 and the London Plan 2008, which encourages the provision of additional residential accommodation. The proposal is therefore considered acceptable in land use terms. .

6.3 **Design**

- 6.3.1 Objections have been received regarding the proposed development not being in keeping with the historical Victorian street scene and being of a mediocre design. The difference between the current proposal and the granted scheme involves the omission of a basement and alterations to the façade and front boundary of the proposed building. The omission of the basement is not considered significant in design terms given that it would not be visible. In terms of the alterations to the façade, a 'shadow gap' has been proposed in order to create a distinctive separation between the existing and proposed buildings. The front boundary wall has also been revised, involving the omission of a glass panel on top of the boundary wall, which would result in a similar boundary height to the existing walls along the terrace. As noted above, the design of the extant permission was

considered acceptable by the Planning Sub-Committee. Given that the proposal is very similar in design, and that further improvements have been made to the front façade and the boundary, the proposed scheme is considered to be a high-quality contemporary design and is considered acceptable in design terms.

6.4 Amenity

- 6.4.1 Objections have been received on amenity grounds, namely the loss of light, outlook and privacy of the neighbours. As stated above, the scheme is of the same size and footprint as the previous scheme which was granted by the planning sub-committee. A *Solar Access, Sunlight and Daylight* Report was submitted in support of the previous application. Since the size and footprint of building has not changed, the report is considered to be relevant and accurate for the current application.
- 6.4.2 The report concludes that the proposed dwelling would not have a negative effect on the surrounding residential properties. It acknowledged that there would be some overshadowing to gardens at Springfield Road due to the development but notes that this is reflective of the current situation due to the presence of the existing hedges on the rear boundaries of the gardens, plus the fact that the height of the proposed building is considered low. Similarly, due to the existing situation and the dimensions of the proposed development, it is not considered that the proposal would significantly affect the outlook or result in an increased sense of enclosure.
- 6.4.3 In terms of privacy, objections have been received on ground of overlooking into the existing surrounding properties. However, no windows are proposed in the rear or side elevations at first floor level of the proposed building, and the ground floor windows and doors would be screened by the site boundary wall. To the front, the window-to-window distance between the proposed building and the property opposite the site is in excess of 17 metres. Given this distance, that fact that is reflective of the existing situation in the road, and that the proposed building height (and thus the height of the windows) is lower than those of the existing buildings, the proposal is not considered to significantly affect the privacy of the occupiers of the neighbouring properties. The proposal is therefore considered acceptable in amenity terms.

6.5 Standard of accommodation

- 6.5.1 Objections have been received on ground that the proposed dwelling would provide a substandard unit of accommodation in terms of room sizes and the lack of amenity space. However, the proposed room sizes conform to the Council's minimum standards. The proposed amenity is considered suitable for the size and type of development.

7 CONCLUSION

- 7.1 The provision of additional residential floorspace is considered acceptable in principle. The proposed development is of the same size and footprint as the extant permission which was granted at the 21 February 2005 Planning Sub-Committee

meeting. The design of the proposal has been improved during the course of the application, and is considered a high quality contemporary design. The proposal is not considered to adversely affect the amenity of the neighbours in terms of light, outlook or overlooking, and would conform to the policies of the London Borough of Hackney Unitary Development Plan 1995 and the London Plan 2008.

8 RECOMMENDATION

8.1 Grant planning permission subject to the following conditions:

8.2 CONDITIONS:

1 Commencement within 3 years (SCBN1)

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 the Town and Country Planning Act 1990 as amended.

2 Landscaping Scheme to be approved (SCT1)

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

3 Restriction of Permitted Development Rights (SCG6)

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Classes A - B to the second schedule to that Order.

REASON: To control any future development which may affect nearby residential amenity.

4 No Extraneous Pipe Work (SCM9)

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 Use of Flat Roof

The flat roof at second floor level shall not be used as a balcony or similar amenity area without the grant of further specific permission from the Local Planning Authority.

REASON: To prevent overlooking to adjoining properties.

6 Non Standard Condition

Before any works on site commence, a 'Code for Sustainable Homes' report shall be submitted to and approved by the Local Planning Authority and thereafter implemented wholly in accordance with the approval and before the property is first occupied.

REASON: In the interests of maximising the environmental performance of the building.

7 Non Standard Condition

Before any works on site commence, full details of a scheme for a rainwater harvesting system shall be submitted to and approved by the local planning authority and thereafter implemented wholly in accordance with the approved scheme and before the property is first occupied.

REASON: In the interests of maximising the environmental performance of the building.

8.3 INFORMATIVES

The following Informative should be added:

Reasons for Approval:

The following policies contained in the Hackney Unitary Development Plan 1995 and the London Plan 2008 are relevant to the approved development and were considered by this Council in reaching the decision to grant planning permission: EQ1 (Development Requirements), 3A.1: (Increasing London's supply of Housing); Policy 4B.1 (Design Principles for a Compact City).

- SI.1 Building Control
- SI.2 Works 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

Signed..... **Date**.....

Fiona Fletcher-Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Hackney UDP 1995 and the London Plan 2008	Yousef Bahadur Fast Track Team 020 8356 8146	263 Mare Street, E8 3HT
2	2008/2362		



Figure 1: Looking south west from Aden Grove at 58 Aden Grove and adjoining properties



Figure 2: Looking west from Aden Grove at 58 Aden Grove and proposed area of development