

<b>ADDRESS:</b> 231 Evering Road London E5 8AL	
<b>WARD:</b>  Hackney Downs (H)	<b>REPORT AUTHOR:</b> Michael Garvey
	<b>VALID DATE:</b> 24/07/2008
<b>APPLICATIONNUMBER:</b> 2008/1756	<b>AGENT:</b>  Mr Stanley Rogoff 234 Oaks lane Aldborough Hatch Newbury Park Ilford Essex IG2 7QH
<b>DRAWING NUMBERS:</b>  08/103/5, 6, 7B , 8B, 9, 10, 11, and 12 Site plan.	
<b>APPLICANT:</b>  Mr Khurshid Ahmed 231 Evering Road Upper Clapton Hackney London E5 8AL	
<b>PROPOSAL:</b> Conversion of a single dwelling house to create 4 self-contained flats (comprising 1 x 4 bed flat and 3 x 2 bed flats) together with demolition of part of the rear single storey extension and excavation to create a rear lightwell and rebuilding of the rear single storey extension.	
<b>POST SUBMISSION REVISIONS:</b> Existing & proposed front elevations have been amended.	
<b>RECOMMENDATION SUMMARY:</b> Grant conditional Planning Permission	
<b>Note to members:</b> The application has been brought to committee due to the level of objections received.	

**ANALYSIS INFORMATION**
**ZONING DESIGNATION:**

(Yes)

(No)

	(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	
Proposed	C3	Residential	

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

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

### CASE OFFICER'S REPORT

#### 1. SITE DESCRIPTION

- 1.1 The application site is located on the northern side of Evering Road. The site comprises a two storey (plus basement) mid-terrace Victorian house. The building is currently occupied as a single dwelling house. The front garden has been converted into forecourt parking and a rear dormer has recently been built.

#### 2. CONSERVATION IMPLICATIONS

- 2.1 There are no conservation implications associated with this application.

#### 3. HISTORY

- 3.1 *Certificate of Lawfulness granted 21 April 2008 for the erection of a rear roof dormer and two front velux windows. (Ref: 2008/0463)*

#### 4. CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 06/08/2008  
 4.2 Date Statutory Consultation Period Ended: 27/08/2008  
 4.3 Site Notice: Yes

4.4 Press Advert: Yes

#### **4.5 Neighbours**

4.5.1 23 surrounding occupiers have been consulted by personal letter. Eight letters of representation have been received, one letter of comment, six letters of support and three letters of objections including two from a householder and the one from Evering Road Action Group (E5) who submitted a letter and a 19 signature petition. The objections can be summarised as follows:

- Inaccurate plans submitted, shows that the works have commenced and that three new uVPC windows have been installed
- The application does not mention excavation of the basement,
- Object to the conversion into 4 flats
- Access for people with disabilities will be restricted
- Detrimental alterations to frontage and access
- Design and access statement inaccurate

Six letters of support have been received and the comments are summarised as follows:

- High demand for accommodation in Evering Road and proposal will provide quality flats
- Generate new housing accommodation
- Identical to other conversions in the street and upgrade the existing housing stock

#### **4.6 Other Council Departments**

##### **4.6.1 Private Sector Housing**

No objections subject to adequate natural light and ventilation entering the bedrooms at the rear on the lower ground floor via the lightwell.

##### **4.7.2 Waste Management:**

The application requires 900 litres of waste storage plus 4 recycling boxes. The plans show 4x140 litre and they need to increase the size of bins to 240 litres each.

**5. POLICIES**

**5.1 Hackney Unitary Development Plan (UDP) (1995)**

EQ1	Development Requirements
HO3	Other Sites for Housing
H012	Conversions
H016	Housing for people with disabilities
SPD	Residential Extensions and Alterations, April 2009
SPG	Residential Conversions Extensions and Alterations

**5.2 London Plan (2008)**

Policy 3A.1	Increasing London's supply of housing
Policy 3A.2	Borough housing targets
Policy 3A.3	Maximising the potential of sites
Policy 4B.1	Design principles for a compact city

**5.3 National Planning Policies**

PPG3	Housing
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**6. COMMENT**

6.1 This is a full planning application for the conversion of a single dwelling house to create 4 self-contained flats (comprising 1 x 4 bed flat and 3 x 2 bed flats) together with demolition of part of the rear single storey extension and excavation to create a rear lightwell and rebuilding of the rear single storey extension.

6.1.1 The rear dormer does not form part of this application as it was built under permitted development, which was approved under Certificate of Lawfulness Ref: 2008/0463. In addition the hardstanding forecourt parking was also completed under permitted development, together with the windows to the front elevation at basement level.

**6.2 Planning Considerations**

6.2.1 The main considerations pertaining to this application are:

- Land Use
- Dwelling Mix
- Design
- Standard of Accommodation

6.3 Land Use:

- 6.3.1 The proposed conversion relates to a substantial property with existing floorspace of 180 square metres. The principle of converting the property into flats is acceptable as the subject site is a single dwelling house with existing floorspace in excess of the minimum 120 square metres threshold for conversion as outlined in policy HO12 of the Hackney UDP.
- 6.4 Dwelling Mix:
- 6.4.1 It is considered that the proposal provides an adequate mix of dwellings. The proposal would provide one four-bedroom unit which would satisfy UDP Policy HO12 which requires one unit of at least four bedrooms to be provided in conversion schemes where the existing internal floor space is greater than 180sqm, which is the case for this site. This unit will have access to its own private rear garden, which measures greater than 30sqm in area.
- 6.5 Design:
- 6.5.1 The existing single storey extension will be demolished and rebuilt to a smaller size, with a width reduction of 1.7m and there is no change in the height and depth. The design of the proposed rear extension will be keeping with the host building, incorporating brickwork to match existing and a traditional fenestration pattern, including timber sash windows. Given its modest size and scale, and its traditional form incorporating a flat roof, the proposed rear extension is considered sufficiently subordinate to the main building and will not have a detrimental impact on the character and appearance of the wider terrace.
- 6.5.2 The rear lightwell will project to a depth of 1.3m and accords with the requirements of the SDP, 'Residential Extensions and Alterations' April 2009. The proposal will have only a modest impact on the appearance of the building to the rear which any will not be visible to the wider area. In addition there are other approved lightwells in the street at 196, 211 and 219 Evering Road.
- 6.6 Standard of Accommodation:
- 6.6.1 The combined living room kitchen could not be separated due to site constraints. However, this room is large enough to accommodate a family of 6 or more persons. In addition there are a number of properties in the street which have been approved with an identical arrangement. In terms of the second floor living room/kitchen there is sufficient light for the kitchen as a rooflight is proposed and there are two reasonable size windows. Moreover, Private Sector Housing raises no objections to the proposal.
- 6.6.2 All habitable rooms meet the minimum standards in terms of room sizes as outlined in Supplementary Planning Guidance Note 2: Residential Conversion, Alterations and Extensions. The room layout would be acceptable and all of the habitable rooms would receive an adequate level of natural light and ventilation.

6.6.2 The proposed basement rooms and size of the lightwell are considered acceptable, the layout of the rooms complies with the design principles of basement extensions, found at section 4 of the adopted SPD – Residential Extensions and Alterations.

6.7 Impact upon Amenity

6.7.1 The proposed extension to the rear will not have a material impact the amenities of surrounding occupiers, the replacement extension is smaller than the existing and will remain within the existing footprint. In addition the proposed rear lightwell will not be visible to surrounding occupiers and therefore will have no material impact to the surrounding area.

**6.9 Response to objections**

6.9.1 The following comments are made in response to the objections to this proposal :-

- (i) The proposed plans were inaccurate in terms of the detailing to the front elevation, and there were other omissions but this has been amended and is considered acceptable.
- (ii) The description of development is accurate on the application form which includes excavation to create a rear lightwell.
- (iii) The proposed conversion accords with policy H012 in meeting the required floorspace, providing a larger family unit with direct access to private amenity space and would be no different to other approved conversions in the street.
- (iv) The three windows to the front elevation erected in uVPC windows have been completed under permitted development.
- (v) The provision for adequate access for people with disabilities through conversions is circumscribed by premise constraints and therefore not practical in these circumstances.
- (vi) The upper ground floor first and second floors are stacked accordingly, however given the layout and larger size of the lower ground/ground it is not possible to stack this floor with the upper floors. Even though the applicant's design and access statement states the contrary.

**7. CONCLUSION**

7.1 The proposal to convert, extend and alter the property into flats accords with policies within the Hackney Unitary Development Plan. Thereby in light of

the issues raised it is considered that the proposed development of the site is acceptable.

## **8 RECOMMENDATION**

### **8.1 Planning permission be Granted subject to:**

- 1) SCB0           **Development only in accordance with submitted plans**  
SRB0

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) SCB1N       **Commencement within 3 years**  
SRB1

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

- 3) SCM8       **New Windows to Match**

All new windows shall be designed so as to match those in the existing 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.

- 4) SCM1       **Materials to match**

All new external finishes in respect of all the works hereby approved (and any other incidental works to be carried out in this connection) shall match the existing building in respect of materials used, detailed execution and finished appearance.

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) SCR2       **Dustbin Enclosures**

Details of dustbin and recycling enclosures showing the design, and external appearance, shall be submitted to and approved by the Local Planning Authority, in writing, before the use/development commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In order to provide for adequate bin and recycling enclosures in the interest of the appearance of the site and area.

## **9) INFORMATIVES**

The following Informatives should be added:

SI Reason for approval:

The following policies contained in the Hackney Unitary Development Plan 1995 and London Plan 2008 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], H016 [Housing for people with disabilities], EQ48 [Designing out Crime], Policy 3A.1 [Increasing London's supply of housing], Policy 3A.2 [Borough housing targets], Policy 3A.3 [Maximising the potential of sites], Policy 4B.1 [Design principles for a compact city]. SPD Residential Extensions and Alterations, April 2009 and SPG Residential Conversions Extensions and Alterations

SI.1 Building Control

Your attention is drawn to the provisions of the Building Act 1984 and other Building Control legislation, which must be complied with to the satisfaction of The Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ. Telephone No: 020 8356 5000. Before any building work (including improvements to means of escape and changes of use) is commenced on site, detailed plans, together with the appropriate application form must be submitted for approval and early consultation is advised.

S3 Hours of Building works

Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 which imposes requirements as to the way in which building works are implemented including the hours during which the work may be carried out. This Act is administered by the Councils Pollution Control Service, 205 Morning Lane, London, E9 6JX (Telephone: 020 7356 5000) and you are advised to consult that Division at an early stage.

SI.3 Sanitary, Ventilation, and Drainage Arrangements



Before any drainage works are commenced on site, detailed plans, giving notice of intention to build/permission to drain/construct/reconstruct or alter pipes and drains must be submitted for approval under the Building Regulations 1991 to the Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ, Telephone No: 020 8356 5000. Please note that it will be necessary to consult the Thames Water Utilities Ltd., Waste Water Connections, Kew Business Centre, Brentford, Middlesex, TW8 0EE. Telephone No: 020 7713 3865, Fax No: 020 7713 3875.

- 1) All information appertaining to the existing public sewerage system.
- 2) Requests for sewer connections. All works will be carried out by the London Borough of Hackney at the applicant expense. All new developments will be required to have new sewer connections.
- 3) Building over sewers.
- 4) System of drainage to be provided on site.
- 5) Adoption of sewers.

Advisory Note:

It should be noted that most sewers throughout the Borough flow full or surcharge during periods of heavy storm and conditions may be imposed restricting discharge to the system. The prime condition is that any large development shall not cause an increase in the rate of flow to the public sewerage system. This requirement is normally met in the case of new developments by separation on site and storage of surface water flows in tanks or oversized pipes on sites. Where sites adjoin a suitable watercourse or storm relief sewer into which surface water can be discharged by gravity then the policy is for sites to be separated and have their surface water discharged to the watercourse or storm relief sewer. In the case of developments/ rehabilitation/ conversions etc., involving the use of basements these are likely to be particularly vulnerable to the effects of surcharge and applicants must therefore demonstrate that adequate drainage arrangements exist at all times.



Signed..... Date: 1 June 2009

**STEVE DOUGLAS**  
**INTERIM 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	Michael Garvey	263 Mare Street, E8 3HT