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| Committee: Development | Date: 14 Sept 2010 | Classification: Unrestricted | Agenda Item No: |
| Report of: Corporate Director of Development and Renewal | | Title: Planning Application for Decision | |
| Case Officer: Monju Ali | | Ref No: PA/10/00893 | |
| | | Ward(s): Bethnal Green North | |

1. APPLICATION DETAILS

| | |
|---------------------------|--|
| Location: | 47a St Peters Close, London, E2 7AE |
| Existing Use: | Pram store facility and open communal amenity space. |
| Proposal: | Conversion and extension of the pram store facility into a two bedroom ground floor flat with associated private amenity space. |
| Drawing Nos: | OS plan, E 001, E 002, E 003, E 004, E 005, P 101 REV. A, P 102 REV. A, P 103 REV.A, P 104 REV.A, P 105 |
| Documents | <ul style="list-style-type: none"> • Impact Statement, dated 26 April 2010 • Design and Access Statement, August 2010 • Mansford Estate Tree Specifications, May 2010 |
| Applicant: | Tower Hamlets Community Housing |
| Owner: | Tower Hamlets Community Housing |
| Historic Building: | N/A |
| Conservation Area: | N/A |

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 The Local Planning Authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, the Council's Interim Planning Guidance (2007), Core Strategy Submission Version November 2009, associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:

1. The loss of the existing pram store facility and amenity land is acceptable as the proposal would provide additional housing and maximise the potential of the site. As such the proposal accords with the objectives of policies 2B.1, 3A.3 and 4B.1 of the London Plan (consolidated with alterations since 2004) 2008, saved policy OS7 of the Unitary Development Plan and policy SP03 of the Core Strategy November 2009, which seek to maximise the supply of housing and ensure development is compatible with the local context of the site.
2. The external alterations and extension to convert the pram store are applicable to local context and of suitable design. As such, the proposal accords with

saved policy DEV1 of the Unitary Development Plan 1998 and DEV2 of the Interim Planning Guidance (October 2007) which seek to ensure a high standard of design and materials for new developments within the Borough.

3. The conversion of the pram store into a two bedroom flat would assist the supply of a larger housing unit in the Borough and accords with an identified housing need. The proposed dwelling houses would offer an acceptable standard of accommodation with access to adequate amenity space. The proposal therefore accords with London Plan (consolidated with alterations since 2004) 2008 policy 3A.5 and saved policies HSG7, HSG13 and HSG16 of the adopted Tower Hamlets Unitary Development Plan 1998, which seek to ensure a good standard of new housing provision.
4. The scale of development, and separation distances to neighbouring properties, is such that the proposal would not result in any significant loss of daylight, sunlight, privacy or an increased sense of enclosure to the occupiers of neighbouring residential properties. As such the proposal accords with the aims of saved policy DEV2 of the adopted Tower Hamlets Unitary Development Plan 1998, which seeks to preserve residential amenity.

3. RECOMMENDATION

3.1 That the Committee resolve to **GRANT** planning permission subject to conditions.

3.2 That the Corporate Director of Development & Renewal is delegated power to impose conditions and informative on the planning permission to secure the following matters:

3.3 Conditions

1. Implementation within 3 years.
2. Development completed in accordance with approved plans
3. Details and samples of all external facing materials used on proposed dwelling and boundary treatment.
4. Details of cycle parking.
5. Details of compliance with life times homes standards.
6. Car Free.

3.4 Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

3.5 Informative:

1. Any informative considered necessary by the Corporate Director Development & Renewal

4. PROPOSAL AND LOCATION DETAILS

Proposal

4.1 The design proposes a conversion and extension of the existing pram store into a two bedroom (3 person) flat. The proposal would extend the ground floor building line by 3.5 metres to the east to achieve the appropriate interior area and provide sufficient private external & defensible amenity space. The proposed extension would align with No. 49 St Peters Close.

- 4.2 The proposal is set back more than 3 metres from the boundary line, to allow for private amenity space. The conversion would use red bricks and aluminium joinery; the roof would be finished as a green roof and covered in sedum.
- 4.3 Cycle storage would be provided within the private amenity space. The proposal would not alter any existing points of access.

Site and Surroundings

- 4.4 St Peters House is a 3 and 4 storey block of flats. It is located on the Mansford Estate. The site is part of a large housing estate of red brick, concrete framed residential blocks constructed in the 1970's. The buildings on the estate are surrounded by landscaped amenity spaces and car parks.
- 4.5 The site, 47A St Peters Close is located on the ground floor of St. Peters House and is currently used as a pram storage facility. It sits in between Zander Court & Mullet Gardens, bordered by St. Peters Close.
- 4.6 The application site has an area of 100 square metres and is roughly rectangular in shape.
- 4.7 The Mansford Estate is bordered by Old Bethnal Green Road to the south with Bethnal Green Road beyond and Hackney Road to the north. Numerous buses routes traverse east/west along both Hackney Road and Old Bethnal Green Road. Cambridge Heath Railway Station is a short walk east of the site and Bethnal Green underground station is a 15 minute walk southeast of the site.
- 4.8 The site currently houses 15 pram storage sheds, four of which are currently being rented to occupants of the estate. The remaining 11 are vacant. THCH has offered alternative facilities in a nearby pram store within the estate for the existing leaseholders.
- 4.9 The site is not part of a Conservation Area or near to any listed buildings. However, the Old Bethnal Green Road, Hackney Road and Jesus Hospital Estate Conservation Areas border the estate. The site has no other specific designations in the Unitary Development Plan or any other emerging Council planning policy.

Planning History

- 4.10 Planning permission PA/10/01047 was granted on 09 August 2010 for the conversion of existing pram store into a 1 x 1 bed flat including a ground floor extension, private amenity area and landscaping to facilitate the conversion. (Pram store adjacent to 13 St Peters Close)
- 4.11 Planning permission PA/10/00606 was granted on 10 June 2010 for the change of use and conversion of existing ground floor pram stores with additional extension to form a new 3 bedrooms self contained flat. (9A St Peters House, St Peters Close)
- 4.12 Planning permission PA/08/01985 was granted on 30 October 2008 for the conversion of pram store to form a two bedroom flat works include an 8m (width) x 3.5m (length) x 3m (height) extension and 17m² amenity space. (9A St Peters Close)

5. POLICY FRAMEWORK

5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

5.2 Unitary Development Plan (as saved September 2007)

| | | |
|-----------|-------|---|
| Policies: | ST1 | Deliver and Implementation of Policy |
| | ST23 | Quality Housing Provision |
| | ST28 | Restrain Private Car |
| | DEV1 | General design and environmental requirements |
| | DEV2 | Development requirements |
| | DEV12 | Landscaping in development |
| | DEV50 | Noise |
| | DEV55 | Waste recycling facilities |
| | HSG7 | Housing Mix and Type |
| | HSG13 | Residential Space Standards |
| | HSG15 | Preserving Residential Character |
| | HSG16 | Amenity space |

5.3 Core Strategy 2025: Development Plan Document

SO3: Achieving wider sustainability
SO7, SO8, SO9 and SP02: Urban Living for everyone
SO10 and SP02: Creating healthy and liveable neighbourhoods
SO12, SO13 and SP04: Protecting Open Space

5.4 Interim Planning Guidance for the purposes of Development Control (Oct 2007)

| | | |
|-----------------|-------|---|
| Core Strategies | CP1 | Creating Sustainable Communities |
| | CP3 | Sustainable Environment |
| | CP4 | Good Design |
| | CP19 | New Housing Provision |
| | CP25 | Housing Amenity Space |
| | CP30 | Improving the Quality and Quantity of Open Spaces |
| | CP46 | Accessible and Inclusive Environments |
| | CP40 | A sustainable transport network |
| Policies: | DEV1 | Amenity |
| | DEV2 | Character & Design |
| | DEV3 | Accessibility and inclusive design |
| | DEV5 | Sustainable Design |
| | DEV15 | Waste and Recyclables storage |
| | DEV19 | Parking for Motor Vehicle |
| | HSG1 | Determining Residential Density |
| | HSG7 | Housing Amenity Space |
| | OSN2 | Open Space |
| | PS2 | Refuse and Recycling Provision |

5.5 Supplementary Planning Guidance/Documents

Designing Out Crime
Residential Space
Landscape Requirements

5.6 Spatial Development Strategy for Greater London 2008 (London Plan)

- 2A.1 Sustainable development
- 3A.1 Increasing London's Supply of Housing
- 3A.2 Borough Housing Targets
- 3A.3 Maximising the potential of sites
- 3A.4 Efficient Use of Stock
- 3A.5 Housing Choice
- 3A.6 Quality of new housing provision
- 3C.1 Integrating transport and development
- 3C.3 Sustainable transport in London
- 3C.21 Improving conditions for walking
- 3C.22 Improving conditions for cycling
- 3C.23 Parking strategy
- 4B.1 Design principles for a compact city
- 4B.3 Maximising the potential of sites
- 4B.5 Creating an inclusive environment
- 4B.6 Sustainable Design and construction
- 4B.7 Respect Local context and communities

5.7 Government Planning Policy Guidance/Statements

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPG13 Transport

5.8 Community Plan:

- A better place for living safely
- A better place for living well
- A better place for creating and sharing prosperity

6. CONSULTATION RESPONSE

6.1 The views of officers within the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

No external body consultation was required for the application.

7. LOCAL REPRESENTATION

7.1 A total of 39 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

7.2 No of individual responses: 3 Objecting: 2 Supporting: 1
No of petitions received:
1- of objection containing 38 signatories

7.3 The letters and petitions of objection raised the following planning issues:-

- The loss of communal / open space – please refer to sections 8.4 – 8.6 of the report.
- Over -development of the estate resulting in enclosure and restricting outlook - please refer to sections 8.20 – 8.23 of the report.
- Lack of natural light and ventilation into the proposed conversion - please refer to sections 8.09 – 8.11 of the report.
- Quality of design and finishes to proposal - please refer to sections 8.12 of the report.
- Unpractical 'defensible space' for amenity usage - please refer to sections 8.18 of the report.

7.4 The letter of support raised the following issues:

No objection to proposal. Supportive of existing trees remaining on site.

8. MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that Members must consider are:

Land Use
Design
Amenity
Highways

Land Use

8.2 The land use issues relate to the existing pram store facility, the loss of the existing communal amenity space and the principle of providing new housing.

Loss of pram stores

8.3 The site currently houses 15 pram storage sheds, 4 of which are currently being rented to occupants of the estate. The remaining 11 are vacant. THCH has offered alternative facilities in a nearby pram store within the estate; this is considered acceptable.

Loss of amenity space

8.4 Saved policy OS7 of the adopted Tower Hamlets Unitary Development Plan states that planning permission '*will not normally be given for any development that result in the loss of public or private open space having significant recreation or amenity value*'. The policy also states that housing amenity land can be laid out as individual gardens for adjoining homes by agreement with residents. The aims of this policy are reflected in policies CP30 and OSN2 of the Council's Interim Planning Guidance.

8.5 The application encroaches onto the area of amenity land to the east of St Peters Close. The proposal would involve the loss of approximately 64 square metres of existing communal amenity space. This space would be incorporated into the site to provide the additional floor space and private amenity space for the new dwelling.

8.6 Officers consider that the loss of the amenity land is acceptable because:-

- i) The amenity space is being lost to provide private garden space,
- ii) The proposal affects a relatively small amount of land, with the majority of land with significant amenity value retained.

8.7 Principle of additional housing

Policies 3A.1 and 3A.2 of the London Plan (consolidated with alterations since 2004) 2008 seek the maximum provision of additional housing in London. Policy SP02 of the Core Strategy 2025 Development Plan Document sets Tower Hamlets a target to deliver 43, 275 new homes (2, 885 a year) from 2010 to 2025.

8.8 The application proposes to convert an existing vacant pram store and communal amenity space to provide a new ground floor dwelling house. The site is in a predominantly residential area. The use of the site would respond to an identified priority on land-use in the Borough and is compatible with the character of the area. As such, the proposal is acceptable.

Design

8.9 Saved Policy DEV 1 of the adopted Tower Hamlets Unitary Development Plan 1998 states that all development proposals should:-

1. Take into account and be sensitive to the character of the surrounding area in terms of design, bulk, scale and the use of materials;
2. Be sensitive to the development capabilities of the site, not result in over development or poor space standards; be visually appropriate to the site and its setting;
3. Normally maintain the continuity of street frontage, and take into account of existing building lines, roof lines and street patterns;
4. Provide adequate access for disabled people in respect of the layout of sites and the provision of access to public buildings;
5. Be designed to maximise the feeling of safety and security for those who will use the development; and
6. Include proposals for the design of external treatments and landscaping.

8.10 Policies DEV2 and DEV4 of the Interim Planning Guidance (October 2007) reinforce this position by requiring that all development is of a high quality design is appropriate to local context and ensures that the safety and security of the development is maximised.

8.11 The proposal involves a small single storey extension adjoining the pram store to facilitate the creation of a residential unit. The ground floor flat would consist of a kitchen/dinning area, lounge, two bedrooms and a private front amenity space. The existing trees adjoining the store would be retained. The new extension would receive adequate natural light and ventilation as two windows are proposed at front elevation together with the main door. Furthermore, a skylight with obscured glazing is to be installed on the roof of the extension for additional lighting.

8.12 Given the importance on high quality design and the need for the extension to be matching to the adjoining existing buildings, it is recommended that a condition is included to ensure the materials are appropriate.

8.13 Subject to conditions, it is considered that the overall design, scale and layout of the

conversion and extension are sympathetic to the capabilities of the site. As such, the proposal accords with saved policy DEV1, DEV9 and HSG13 of the Tower Hamlets Unitary Development Plan (1998) and DEV2 of the Interim Planning Guidance (October 2007) which seek to ensure a high standard of design and materials for new developments within the Borough.

Standard of accommodation and Amenity Space Provision

- 8.14 Saved policy HSG13 of the Unitary Development Plan, and advice in Supplementary Planning Guidance Note 1, set space standards for new residential development. Saved UDP policy HSG16 and IPG policy HSG7 set standards for the provision of amenity space for new residential development. London Plan policies 3A.5 and 3A.6 seek quality in new housing provision, and compliance with accessibility standards.
- 8.15 The internal layout of the proposed flat is logical, with dedicated circulation allowing access to all rooms from a central hallway. Rooms benefit from appropriately positioned windows, to provide adequate daylight and sunlight. The dwellings also have dedicated areas for storage indicated on the plans.
- 8.16 Supplementary Planning Guidance Note 1: Residential Space details minimum unit and room sizes for new development. A standard of 57 square metres is set for a 2 bedroom (3 person) ground floor dwelling house. The proposed dwelling has an internal floor area of 61.5 square metres.
- 8.17 Saved UDP policy HSG16 and IPG policy HSG7 require new residential development to provide adequate amenity space. A minimum of 50 square metres is specified for a 2 bedroom dwelling. The development would provide a 36sqm of private amenity space to the front of the property.
- 8.18 Given the constraints of providing amenity space in an urban location, the overall amount and quality of the amenity space provision is considered acceptable. It is considered that the provision is in keeping with other private amenity spaces on the site.
- 8.19 Overall, in design terms, the proposed dwelling would offer a good standard of accommodation for future occupiers.

Amenity

- 8.20 Saved policy DEV2 of the UDP and policy DEV1 of the IPG requires development to protect, and where possible improve the amenity of the surrounding area. Policy DEV2 seeks to ensure that the occupiers of adjoining buildings are not adversely affected by a material deterioration of their day lighting and sun lighting conditions, or by loss of privacy.
- 8.21 The impact of the development has been considered on the following neighbouring properties, namely Nos. 47 St Peters Close and Mullet Gardens. As the extension is only a single storey addition, no loss of light or sense of enclosure is envisaged to the property at No. 47 and those at Mullet Gardens. It is not considered that the conversion and extension constitutes overdevelopment of the site.
- 8.22 The main orientation of the unit is to St. Peters Close. There is one double glazed PVC window which is proposed to be installed on the south flank wall of the new extension. This window would be at an oblique angle to the entrance to the ground

floor unit of Mullet Gardens. However, this window would also be curtained by the proposed 1.4m high fence around the external amenity space. All other windows do not directly overlook any adjoining neighbours. The proposed fence would also ensure the privacy of the new occupiers of this new flat.

- 8.23 In conclusion, there would not be any loss of daylight or sunlight, given the scale of the extension and separate orientation to adjoining properties. It is also not considered that the proposal would lead to any unreasonable loss of privacy or sense of enclosure and is therefore acceptable.

Highways

Access

- 8.24 Saved policy T16 of the adopted UDP seeks to ensure that the operational traffic from a proposed use is taken account of when granting planning permission for a development. Saved policy T18 seeks to give priority to the safety and convenience of pedestrians.
- 8.25 This application has no significant Highways impacts. The proposal does not encroach onto the public highway/footpath. However a Car Free condition is recommended given the council's drive to reduce car use within the borough.

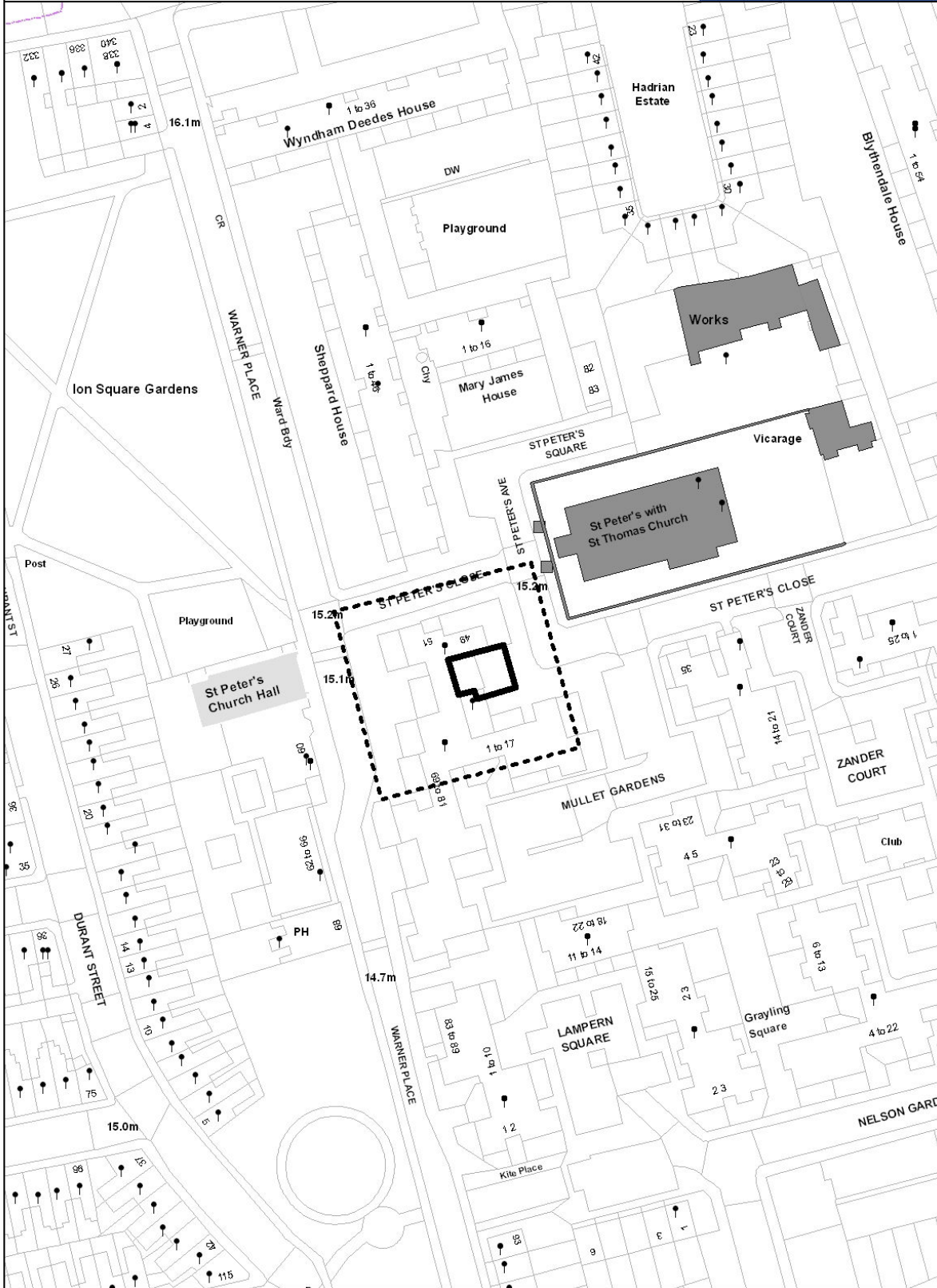
Servicing and refuse

- 8.26 Saved policy DEV55 of the UDP requires that adequate provision is made for waste and recycling storage in new development. The application proposes an enclosed store at the front of the dwelling. These are suitably located to allow for the collection of refuse. Refuse collection would take place as part of the existing arrangements for collection from the properties St Peters Close. This is considered acceptable.

9. Conclusions

- 9.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



| | | |
|--|--|---|
|  Planning Application Site Boundary |  Locally Listed Buildings |  Land Parcel Address |
|  Consultation Area |  Statutory Listed Buildings |  0 30 m 1:1,250 |

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019288, 2010.

