

London Borough of Islington

Planning Sub Committee A - 9 April 2019

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD - Islington Town Hall on 9 April 2019 at 7.30 pm.

Present: **Councillors:** Picknell (Chair), Graham (Vice-Chair), Convery, Nathan and Spall

Councillor Angela Picknell in the Chair

55 **INTRODUCTIONS (Item A1)**

Councillor Picknell welcomed everyone to the meeting. Members of the Committee and officers introduced themselves.

56 **APOLOGIES FOR ABSENCE (Item A2)**

There were no apologies for absence.

57 **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**

There were no declarations of substitute members.

58 **DECLARATIONS OF INTEREST (Item A4)**

There were no declarations of interest.

59 **ORDER OF BUSINESS (Item A5)**

The order of business would be B2 and B1.

60 **MINUTES OF PREVIOUS MEETING (Item A6)**

RESOLVED:

That the minutes of the meeting held on 11 February 2019 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

61 **180 TUFNELL PARK ROAD, N7 0EE (Item B1)**

Retention of a timber clad outbuilding located to the end of the rear garden and associated alterations.

(Planning application number: P2018/3523/FUL)

In the discussion the following points were made:

- Planning Officer informed the meeting that no additional updates had been received since the publication of agenda.
- Planning Officer advised that the scheme relates to the retention and amendments of an outbuilding which is located to the rear garden and would be for ancillary residential use as a garden room.

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- The Planning Officer highlighted the objections to the scheme as there were concerns about its design, size and scale of the scheme as disproportionate to the garden; the use of the outdoor building and that granting permission would setting a precedent for similar schemes in the area.
- In response to concerns with the use of the outdoor building and to protect it from being converted and used as a habitable dwelling, a suggestion that condition 4 in the report be reworded. Members agreed that the exact wording of condition be delegated to the planning officer and the Chair.
- Members also agreed an additional condition to prevent the flat roof area of the outbuilding being used as a roof terrace should also be secured through the permission.

Councillor Graham proposed a motion to amend condition 4 in the report. This was seconded by Councillor Spall and carried.

Agreed Revised CONDITION 4: Notwithstanding the hereby approved plans, the hereby approved outbuilding can only be used ancillary/ incidental to the enjoyment of the dwelling house and cannot be used as a self-contained unit. In addition, the building shall not be used for any form of overnight sleeping/accommodation into perpetuity.

REASON: For avoidance of doubt and to protect neighbouring amenity.

No flat roof roof terrace restriction

CONDITION 05 : Notwithstanding the hereby approved plans including drawing numbers 497.50. GR.01 Rev D & 497.200. GR.02 Rev C, no permission is granted for any use of the hereby approved outbuildings flat roof area for any form of sitting out or amenity space into perpetuity.

REASON: In order to safeguard the visual amenity of the area and safeguard adjoining resident's amenity levels in terms of any material loss of privacy and increase overlooking incidences.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report as amended above, the wording of which was delegated to officers.

62 25 LOWMAN ROAD, N7 6DD (Item B2)

Demolition of existing garage and construction of two storey 1-bedroom dwelling house with associated landscaping, boundary treatment and associated alterations.

(Planning application number: P2018/4038/FUL)

In the discussion the following points were made:

- The Planning Officer advised members that references in the report stating that pre-applications Q2015/3697 and Q2016/2046/MN are material planning considerations

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should be disregarded. The planning officer confirmed that the previous pre- app responses were officer advice and non-binding on the council's final determination of the application before members.

- Planning Officer advised that following amendments, the design, layout and massing of the proposed development is considered acceptable and the dwelling would comprise matching scheme brickwork to the host property.
- Objectors were concerned that the scheme would be setting a precedent for similar schemes in the future; its impact on the distinct historical character of the street, overdevelopment of the site, loss of privacy and the sizes of the room is contrary to council guidelines.
- In response to objectors concerns, the agent informed members that the scheme is as a result of working in conjunction with planning officers and considering the amendments especially with the design, the proposed development would be a high quality dwelling on a site which is presently disused and occupied by dilapidated buildings.
- With regard to the loss of amenity by the present residents, Members were informed that as the dwelling is to be sited on a hardstanding area, there will be no loss and importantly accessing the neighbouring property will not be affected as a result of the new dwelling.
- In response the agent indicated that this scheme would result in a high quality single dwelling which is highly sought in the borough and that in terms of design concerns both the internal and external provision is policy compliant. The agent acknowledged that the proposed dwelling from street level would be a continuation of the terrace although differing slightly in design and appearance. With regards to loss of amenity space, the agent reminded members that each flat has its individual balcony and a roof garden.
- In response to concerns that the scheme marginally falls short of the total floor space and bedroom width requirements, members were reminded of the constraints of the site and that the proposed dwelling will be a 1 bedroom, 1 person dwelling that is part spilt over ground and first floor with the majority at ground floor level.
- Members sought clarification on the dimensions as stated in the report, the ceiling heights of 2.5sqm and the floor area of 35.4sqm.
- Members raised concerns about the impact of the proposal on both present and future occupiers, especially as the proposed scheme would affect the private outdoor space of the existing homes as it will be reduced significantly. In addition there was concern that the new occupiers will lack good quality and functional outdoor space which is against policy DM3.5.
- Members were concerned that the proposed dwelling would fall short of the minimum requirement that is expected in planning guidelines and policy in terms of room sizes and internal heights, poor outlook to the main ground floor living space, and lack of adequate private outdoor space..
- Councillor Convery proposed a motion to refuse planning permission based on these failings and the wording of the reasons be delegated to officers and agreed by the Chair. This was seconded by Councillor Graham and carried.

RESOLVED:

That following consideration of the case officers report (the assessment and recommendations therein), the presentation to Committee, submitted representations and objections provided verbally at this meeting, planning permission be refused for the reasons set out below, the wording of which was delegated to officers in conjunction with the chair.

REASON 01: The proposed 1-bedroom residential unit is considered to provide sub-standard and cramped living accommodation representing an overdevelopment of the site due to its inadequate internal floorspace, compromised ground floor outlook to main habitable/living space and inadequate floor to ceiling heights. The proposal is therefore considered to be contrary to policy CS12 (meeting the housing challenge) of Islington Council's Core Strategy 2011, Islington's Development Management Policy 3.4 (Housing Standards) Policy 3.5 (Quality and design of housing developments) of the London Plan 2016, Technical Housing Standards-Nationally Described Space Standards (March 2015) and the NPPF 2019.

REASON 02: The proposed development fails to provide adequate and functional private amenity space for the proposed residential unit thereby creating poor living environments for this unit. The proposal is therefore considered to be contrary to CS policy 12 (meeting the housing challenge) and DM policy 3.5 (Private outdoor space), London Plan Policy 3.5 and the NPPF 2018.

The meeting ended at 8.30 pm

CHAIR