

CONVERSIONS

POLICY H10

H10

PROPOSALS FOR RESIDENTIAL CONVERSIONS WILL NORMALLY BE PERMITTED SUBJECT TO THE FOLLOWING CRITERIA:-

- i) THE NUMBER OF HOUSES CONVERTED INTO FLATS OR MULTIPLE OCCUPATION HOUSING IN ANY ROAD (INCLUDING ANY UNIMPLEMENTED PLANNING PERMISSIONS FOR A CHANGE OF USE) SHOULD NOT EXCEED 10% OF THE NUMBER OF HOUSES IN THE ROAD AND NO TWO ADJACENT PROPERTIES APART FROM DWELLINGS SEPARATED BY A ROAD SHOULD BE CONVERTED;
- ii) OFF-STREET CAR PARKING PROVISION SHOULD BE PROVIDED TO AT LEAST THE COUNCIL'S MINIMUM STANDARDS AS OUTLINED IN POLICY H17 AND APPENDIX 6.7. THERE SHOULD BE NO ADVERSE EFFECTS ON HIGHWAY SAFETY OR MOVEMENT;
- iii) WHERE A PROPOSAL WILL RESULT IN THE HARD-SURFACING OF THE FRONT GARDEN, THE CHOICE OF MATERIALS WILL NEED TO BE AGREED WITH THE LOCAL PLANNING AUTHORITY. NO MORE THAN 50% OF THE FRONT GARDEN AREA SHOULD BE HARD- SURFACED. NEW LANDSCAPE WORK SHOULD BE PROVIDED AND, WHERE POSSIBLE, EXISTING LANDSCAPE WORK SHOULD BE RETAINED;
- iv) ANY CONVERSION SHOULD HAVE REGARD TO THE GUIDELINES OUTLINED IN POLICY H16 ON INTERNAL DESIGN;
- v) ADEQUATE STORAGE SHOULD BE ACHIEVED AS OUTLINED IN APPENDIX 4 ON REFUSE COLLECTION AND STORAGE STANDARDS;
- vi) PRIVATE AMENITY SPACE SHOULD BE PROVIDED TO STANDARDS OUTLINED IN POLICY H15 ON RESIDENTIAL AMENITY.

NOTE

Applicants should note dwellings formerly owned by this Council or the Greater London Council will be subject to covenants forbidding flat conversions; the granting of planning permission will not waive these or any other covenants. Applicants may, therefore, consider it advisable to discuss with the Controller of Housing, before making a planning application, the likelihood of a waiver of the covenants being granted; formal application for waiver of the covenants will not, however, be considered until planning permission is granted.

Justification

- 10.1 The Council acknowledges the need for small, relatively low cost units of accommodation, and accepts that the conversion of larger dwellings can help achieve a more efficient use of the current housing stock.
- 10.2 However, it is necessary to ensure that the proposed units meet certain basic standards with regard to size, shape and layout in order to avoid the creation of substandard housing. It is also necessary to ensure that a reasonable stock of small/medium-sized family dwellings are retained in the Borough to cater for families seeking to move out of flatted accommodation into a house.

- 10.3 The cumulative effects of flat conversions also need to be carefully assessed, as such developments can prejudice the character and amenity of an area. In general, the conversion of family dwelling houses into flats will result in an intensification of the use of the property in terms of the number of pedestrian and vehicular movements to and from the property, and introduce a relatively mobile population in otherwise stable residential areas. This is because many flat owners' view their property as the first 'rung on the housing ladder', and will be seeking to 'trade up' to a larger dwelling as soon as their financial circumstances permit.
- 10.4 In addition, flat conversions may also result in other undesirable environmental effects such as the hard-surfacing of garden areas; a proliferation of refuse storage areas and the construction of large extensions which, taken together, can be harmful to the overall appearance and character of the area.