PLANNING SUPPORT AND DESIGN STATEMENT

11 Malvern Road, Hornsey, London, N8

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1.0 INTRODUCTION

1.1 No. 11 Malvern Road is a simple two storey, late 19th century end of terrace single family dwelling with a two storey back addition. It is typical of many houses of its age and locality with a passageway between the flank wall of its rear addition and the party fence, leading to a rear garden of c.14m. It is the partial infilling of this passageway with a matching brick extension that requires planning permission and it is principally that aspect which is addressed in this Planning Support and Design Statement.

1.2 The passageway is c.5.26m long and 2.9m wide, orientated approximately north/south and adjacent to an west facing two storey flank wall. It is currently a little used space, .

1.3 The party line with no. 13 is marked with a 2.1m high, wooden fence on substantial posts, largely covered by mature planting. Beyond this, no.13 Malvern Road has a south and east facing passageway of similar layout to the application site.

1.4 Above the level of the party fence, the space between the facing back addition flank walls is, and will remain, open and unaffected by the extension. Each property has two windows at first floor level opening into the space: one from the first floor rear bedroom of the main part of the house and the other, a secondary window to a bedroom in the first floor of the rear addition: because the rear addition windows are secondary and face each other directly, they are typically unused for natural lighting and ventilation, the rooms relying instead on windows in the south facing rear wall of the back additions.

1.5 The Extension will stop short of the boundary, retaining the current access from the garden to the front of the property.

1.6 The adjoining property, No 9 Malvern Road shares a 1.5m high brick wall topped with 0.5m Ivy, the remaining boundary being principally a mix of low level picket fencing and mature planting. This wall is the remains of two brick built outside toilets that have been removed in the past.

1.7 The premises are neither in a Conservation Area nor subject to Article 4 Direction.

1.8 No. 11 Malvern Road is unusual in the area in having retained the significant amount of amenity space provided by its front garden, some 5m in depth.

1.9 The proposal discussed in this Planning Support and Design Statement has been sensitively designed using high quality materials to be subordinate to the original building, retain the function and connection provided by the original passageway, avoid loss of light and ventilation to existing rooms, retain the current level of openness enjoyed by the neighbouring properties and avoid any adverse impact through loss of daylight, overlooking or nuisance.

2.0 POLICIES: HARINGEY UNITARY DEVELOPMENT PLAN SAVED POLICIES

(post Local Plan Adoption) Adopted July 2006 - Policies Saved March 2013, including SPG1a

2.1 This application has been made to respect and comply with all applicable planning policies, including SPG1a, as well as representing good design, sensitive to the character of the existing house, its neighbours and the area.

2.2 In its introduction to UD3 (Policies: 1, Development and Urban Design), the UDP says “Urban design is about how places work as well as how they look” and “good design (which is acknowledged as contributing to people’s quality of life) [is] seen as integral components of sustainable development. The thrust for sustainable development has become the overarching prerequisite for planning in the 21st Century.” UDP Housing Policy is that “Good quality housing is an important foundation for improving health, education and employment prospects. There is increasing pressure in Haringey and London as a whole to provide new housing for the growing population. A range of different housing types and prices is needed to meet peoples’ individual needs.”
This application responds to the forgoing by ensuring the continued viability of no.11 Malvern Road as a single family dwelling capable of providing lifelong living for multiple generations of one family through the provision of additional living space and a ground floor shower room and toilet. The application retains all of the good quality amenity space around the dwelling by ensuring the front and rear gardens are unaffected.
Malvern Road is in an area of intensification where Council and Mayoral policy is for the construction of c.10,000 new dwellings within the next ten years, almost all of which will be flats in medium to high rise developments without private gardens. Retention and enhancement of existing family homes, to provide for a mixed and dwelling types is essential to the creation of sustainable communities that can support change.

2.3 Further, Council policy is that ‘development’ should provide ‘high quality design which is sustainable in terms of form, function and impact’. This application adheres to these principles.

2.4 UD3: GENERAL PRINCIPLES

The extension has been designed to respond to UD3 by ensuring:

2.4.1 a) there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise, pollution (including from the contamination of groundwater/water courses or from construction noise) and of fume and smell nuisance;

The extension has been designed to avoid adverse impact on the property subject to this application, at the boundary and on the neighbouring property at No 13 by ensuring its visual impact is limited.

Above the height of the existing party fence, almost none of the extension will be visible from the ground floor living room of no.13 Malvern Road. Moreover, it will be set away from it by the retention of the passageway on the opposite side of the party fence.

Above the level of the existing party fence, the proposed extension will not interrupt daylight into the passageway of no.13 Malvern Road, or any of its windows.

The proposed roof to the extension will be a flat roof with planting to soften the appearance of the roof line: there will therefore be neither overlooking or loss of privacy, nor any potential for increased noise at the boundary to either of the adjoining properties.

The character of the rear passageways in Malvern Road is such that the height and mass of the opposing back addition flank walls are the dominant feature. with the flank wall of no.11.

2.4.2 b) the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area;

The extension makes use of part of an underutilised passageway without detracting from the amenity and function provided by that passageway or changing the character of the back addition or views of it.

It has been designed to a scale and using materials to ensure it is **subordinate** to the layout and mass of the existing house. The majority of the original passageway remains and separates the extension from the rear main wall of the existing house, thereby avoiding extension of the main body of the terrace and

ensuring that the existing rear living room and kitchen windows have uninterrupted daylight and natural ventilation. Further, the extension will not interrupt the horizon set by existing features such as the party fence and mature planting and will retain a passageway between rear living room and the garden. Other than nos. 9 and 13 Malvern Road, no other properties in Malvern Road have any view of the space, as the side entrance is covered by mature planting. Long views in excess of 30m and in a northerly direction are possible from the rear of properties in Ravenstone Road directly opposite. Therefore, no loss of privacy or visual intrusion will occur as a result of the proposed extension. Many properties in the vicinity and across the wider area have been extended over the years in a number of ways: successful extensions have been those where the quality of design has been high and any adverse impact on neighbouring properties avoided. Overall, the original character of the property should remain readable and its value as part of a group not detract from that group: when complete, the size of the extended dwelling should be in scale with its neighbours, appropriate to the area and not represent over development. The choice of materials should also be appropriate. Through considerate design using high quality materials, no.11 Malvern Road will be a valuable part of the area's housing stock meeting the need for a range of dwellings to provide for lifelong living.

2.4.3 *c) the proposal would not significantly affect the public and private transport networks, including highways or traffic conditions;*
The proposal retains the front garden and will not lead to any increase in demand for parking.

2.4.4 *d) there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties (including wheelchair users and carers with pushchairs) have been taken into account;*
The extension will be constructed on one level and have level access to the rear garden.
The function and linkage between the rear living room and garden provided by the existing passageway is retained as the extension does not reach the boundary.

2.4.5 *e) opportunities for soft landscaping, including appropriate tree retention and tree planting, have been taken into account.*

3.0 PERMITTED DEVELOPMENT AND EXAMPLES OF OTHER INFILL DEVELOPMENT

3.1 Notwithstanding advice in SPG1a, Permitted Development rights applying to no.11 Malvern Road permit, subject to limitations on height and volume, the space between the flank wall of the back addition and the party fence to be infilled to a depth of 3m from the rear main wall of the house. However, The proposed extension falls within the limits under Permitted Development with

3.3 The existing volume of the no. 11 Malvern Road is 361.9m^3 measured in accordance with guidance contained on the Planning Portal. The volume of the proposed extension is 49 m^3, 3.4 The maximum height of the proposed extension (adjacent to the two storey flank wall of the back addition) is 2.9 m from ground level, less than the 3m maximum allowed under Permitted Development. Adjacent to the party fence with no. 13, the maximum height is 2.9 m, comparable to that of the existing party fence, and less than the 3m maximum allowed under Permitted Development.

3.5 A Pre-Application meeting was held (Ref: PRE/2015/0356) at which this application was discussed: “a single storey rear extension from the original two storey outrigger which also projects to the side, to result in a full building width proposal, without wrapping around the outrigger to infill or part infill the side return”. Planning advised that this scale of development is considered to be in keeping with the pattern of development in the surrounding area but the roof design of the proposed extension will need to complement the host building and work to ensure the extension is subordinate in scale and bulk. The proposed plans have been drawn up to ensure the extension is subordinate in scale and bulk. Nearby properties, in Malvern Road and in Park Ridings have recently received planning approval for “wrap around” extensions that are appreciably larger than this proposal.

CONCLUSIONS

The proposal has been sensitively designed using high quality materials to be **subordinate** to the original buildings, **retain the function and connection** provided by the original passageway, **avoid loss of light and ventilation** to existing rooms, **avoid adverse impact on open space** enjoined by the neighbouring property and **avoid overlooking or nuisance**.

The extension will not be visible from any properties in Malvern Road other than no.9 and 13, the adjacent properties. Other than this, nearest properties are beyond the rear boundary are more than 30m away.

The proposed extension will have a small effect on the rear garden.

In all respects, the proposals discussed in this Planning Support and Design Statement are consistent with all relevant national and local planning policy and will help ensure the continued use of the premises a valuable part of the borough's housing stock in an area of intensification.

N.Elmahdy

APPENDIX
Plans to be read in conjunction with this Planning Support and Design Statement

Ground Floor Ext.

Plans Elevations Block Plan