



PLANNING STATEMENT

RE: FULL PLANNING CONSENT FOR THE CONVERSION OF A THREE STOREY DWELLING INTO 1NO. ONE-BED AND 1NO. THREE BED FLATS, DEMOLITION AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION AND CONSTRUCTION OF REAR DORMER, AT 85 WIGHTMAN ROAD, LONDON.

- 1.1 This statement is submitted in support of our clients application for full planning consent for the conversion of a three storey dwelling into 1no. one-bed and 1no. three-bed flats, demolition and construction of rear single storey extension and construction of rear dormer, at 85 Wightman Road, London.

Proposed Application

- 1.2 The Applicants have recently purchased the property and are seeking to undertake renovation in form of a replacement rear single storey extension and construction of a dormer within the rear roof plane.
- 1.3 The applicants also seek to convert the existing property into two flats (1no two-bed, 1no.three-bed).

Planning Analysis

- 1.4 The main planning considerations raised by the proposed development are;
1. Principle of the development;
 2. Design and appearance;
 3. The impact on the amenity of adjoining occupiers;
 4. Living conditions for future occupants; and
 5. Parking and highway safety.
- 1.5 When considering the principle of the development, the criterion of Policy DM16: Residential Conversions states the following:

A. To maintain a supply of larger family homes to meet Haringey's housing need, the



Council will only permit the conversion of a larger home(s) to small self- contained homes (Class C3) where:

- a It is located outside of the Family Housing Protection Zone as shown on Figure 3.1;
- b. The gross original internal floor space of the existing dwelling is greater than 120m²;
- c. The proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;
- d. The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;
- e. The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;
- f. The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene; and
- g. The proposal provides for a mix of unit sizes in line with Policy DM11.

B. Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria (b – g) above and result in no net loss in the number of family sized units.

C. Where existing garden land is available the Council will seek to optimise the total amount of private amenity space and access to this space for residents.

D. All residential conversions should be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the need created by the proposal.

- 1.6 As the gross original internal floor space of the existing dwelling house exceeds 120m², it is considered eligible for conversion, in accordance with Policy DM16 of Haringey's Development Management DPD (2016).



- 1.7 When considering the Design and appearance of the proposal, DM Policy (2017) DM12 'Housing Design and Quality' states that; *extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.*
- 1.8 Furthermore, Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, and Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance.
- 1.9 As illustrated in the proposed plans, the proposal does not include any changes to the principal front elevation, whilst the amendments to the rear of the building are considered sympathetic and enhance the rear elevation of the building.
- 1.10 When considered the amenities of the adjoining occupiers, the proposed ground floor rear extension and replacement dormers will have no adverse impact on the amenities of the neighbouring properties.
- 1.11 The proposed units comply with minimum London Plan space standards, namely;
- 1 bed (3p) – requirement 50sqm – proposal 77 sqm
 - 3 bed (5p) – requirement 93sqm – proposal 96 sqm
- 1.12 As the proposal would not result in an increase of the internal floor area by 100 sq.m, the proposal is not liable for the Mayoral or Haringey's CIL charge.
- 1.13 It is key to note that a similar proposal was recently granted by the LPA on the adjoining property No.87 Wightmans Road (HGY/2022/1129). The officer delegated report concluded that the *'proposal is considered acceptable and on balance would provide a good standard of accommodation to the benefit of the Council's housing stock. Proposed extension would not have any significant material harm to the amenities of the adjoining occupiers living conditions'*.
- 1.14 Considering the proposal is almost identical to the approved scheme, it is considered that the proposal will on balance meet the policy and guidelines of the Council.





Conclusion

- 1.15 The existing original floor space of the property which is the subject of this application exceeds 120sqm and the proposed units comply with minimum space standards as outlined in the London Plan (2021). The proposed extensions and renovations would not have any adverse impact on the area or the amenities of the neighbouring properties, as such adhere with the national and local policies.

