

PLANNING STATEMENT

**186 CREIGHTON AVENUE
LONDON
N2 9BJ**

November 2022

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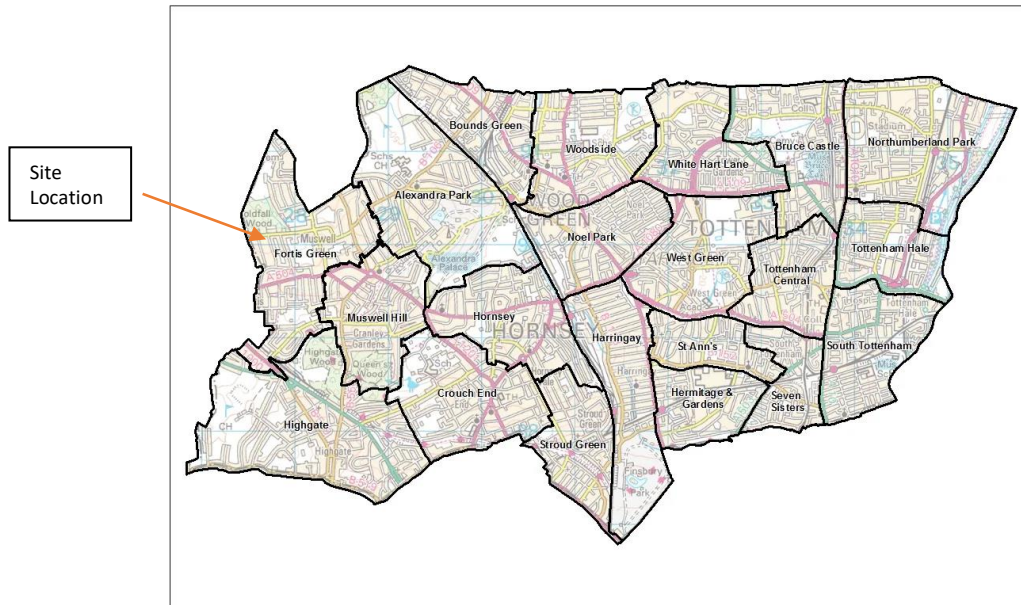
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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by SM Planning as part of an application for planning permission by Laura Mullarkey and Stuart Davis ('the applicants') for the re-development of the site at 186 Creighton Avenue, London, N2 9BJ.
- 1.2 The purpose of this statement is to set out the site's planning history, context, relevant planning policy and an assessment of the proposal against the relevant planning policy.
- 1.3 The application proposes the redevelopment of the site, following the demolition of the existing buildings on site, to create a 5xbedroom, two-storey dwelling with accommodation in the roof, parking and landscaping.
- 1.4 This statement sets out the planning justification for the proposed development and assesses the proposal against national planning policy and the development plan. The document should be read in conjunction with all other supporting documentation which, for clarity, includes the following:
 - Location plan
 - Site plan
 - Existing and proposed elevations, floor plans and sections
 - Design and Access Statement by XUL Architecture
 - Landscape Proposals by James Smith Designs
 - Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan by TreTec
 - Energy Statement and Life Cycle CO2 Analysis by Green Tiger Sustainability
 - Structural Report and Drainage Strategy by SD Structures
 - Overheating Assessment by P3R Engineers
 - Construction Management Plan by Kias Services

2. SITE & SURROUNDING CONTEXT

- 2.1 In terms of context the application site is located within the administrative area of the London Borough of Haringey, north London. The site is located within the administrative ward of Fortis Green.



- 2.2 The ward of Fortis Green is geographically located in the north western part of the borough and borders the London Borough of Barnet. The ward is characterised by built urban form with large, green areas interspersed throughout.
- 2.3 The application site is located on the northern side of Creighton Avenue and comprises of a two storey 5x bedroom, detached residential dwelling and a single storey garden annex with 2xbedrooms in the rear garden.
- 2.4 The immediate surroundings are largely characterised by residential development with many large detached residential properties along the north side of Creighton Avenue. The site sits within a flood risk zone 1 and has a public transport accessibility level of 1b.
- 2.5 The site is neither statutorily or locally listed and does not lie within a conservation area. The rear garden shares a boundary wall with Coldfall Wood which is listed as a site of importance for nature conservation (grade I), metropolitan open land and local nature reserve.



Existing street view

3. PRE-APPLICATION ENGAGEMENT

- 3.1 The NPPF states that *'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'*.
- 3.2 The applicant attended a pre-application planning meeting with Haringey Council and this planning submission is reflective of the guidance and advice recommended by Planning Officers. It was confirmed that the principle of the proposal is acceptable. Officers noted there is a presumption in favour of retaining existing buildings (the removal of the outbuilding is acceptable in principle) and therefore any application for the demolition of the building would require strong justification. Officers stated that the scale, massing, and design of the proposal is generally acceptable in principle. Additional notes relating to architectural detailing, cycle parking, sustainability objectives, boundary treatments, vehicular access were also made.
- 3.3 A comprehensive justification for the development has been provided within this document. For full details of how the proposal has developed through the pre-application process please refer to the Design and Access Statement that supports this application. For full details on the sustainability credentials of the scheme, please refer to the Structural Report prepared by SD Structures Ltd and Sustainability Reports prepared by Green Tiger Sustainability.
- 3.4 The applicants are committed to continuing their engagement with the community and other key stakeholders throughout the planning application and construction process.

4. THE PROPOSED DEVELOPMENT

- 4.1 Full planning permission is sought for the redevelopment of the site, following the demolition of the existing buildings on site. The application proposes the construction of a new two storey dwelling with additional floor within the roof space. The building will have five bedrooms, with two vehicular parking spaces to the front of the site, along with cycle parking and extensive landscaping.
- 4.2 The existing buildings on the site comprise of a two storey, five-bedroom dwelling house located to the front of the site, a single storey, two-bedroom annex located at the rear of the site and a single storey garden building in the far back corner. The demolition and removal of the two rear outbuildings is not considered contentious. The demolition and removal of the existing dwelling has included extensive consideration of the potential for adapting and/or retrofitting. It has not been considered feasible to retain this building, and full details of the issues have been discussed further below.
- 4.3 Access to the site will remain via the existing crossover from Creighton Avenue. No changes to the crossover are proposed. However, the existing access onto the site will be widened to 4.8m, in line with Haringey's Crossover Guidelines, to accommodate safe egress of a vehicle onto the site. Two parking spaces will be available in the front garden, which will allow for adequate off-street parking whilst ensuring that high levels of soft landscaping can be provided, including the retention of the existing vegetation.
- 4.4 The elevations have been carefully considered and devised to promote a high-quality design that is sensitive to the street scene, harmonising with the surroundings whilst providing a high standard of accommodation for future users. For full details on the proposed development please refer to the Design and Access Statement that supports the application.

5. PLANNING HISTORY

Application Site

- 5.1 The application site has limited planning history.
- 5.2 On the 27th of January 1975 planning permission was granted (ref: OLD/1975/0219) for the erection of a single storey rear extension with alteration to the front and back.
- 5.3 On the 26th of March 1979 planning permission was granted (ref: OLD/1979/0241) for the erection of a 1st floor extension, porch and formation of room in the roof.
- 5.4 Pre-application advice was sought in September 2022 from Haringey Council, a meeting was held on 14th of September 2022 and written advice provided on 17th of November 2022. The advice indicated that whilst there is a presumption in favour of retaining existing buildings through adaption and retrofitting, if this is not possible, proposals that provide strong justification for demolition can be acceptable. This application seeks to set out a comprehensive justification for the proposal, and the special circumstances that exist for the demolition of the existing dwelling. The pre-application response went into more detail in relation to architectural detailing, parking and access arrangements, and sustainability measures. The design, scale and massing of the proposal was considered acceptable.
- 5.5 For full details of the pre-application submission and the design process response, please refer to the Design and Access Statement submitted with this application.

Surroundings

- 5.6 There are several planning applications on nearby sites, listed below in date order.

HGY/2021/1551 | 188 Creighton Avenue London N2 9BJ

Insertion of glazed doors to ground floor rear elevation; Insertion of larger replacement roof light in rear roof slope.

Grant permission

HGY/2021/0533 | 188 Creighton Avenue London N2 9BJ

Replacement of and alterations to ground floor rear windows/doors; Infill and making good of ground floor side door; Lowering of parapet (brick soldier course and tiles replaced with stone coping) to existing single storey flat roofed rear extension; Installation of PV panels at the front slope and top of the main roof.

Grant permission

HGY/2020/1519 | 189 Creighton Avenue London N2 9BN

Erection of rear dormer roof extension; installation of roof lights to front and side roof slopes; installation of air conditioning unit on ground floor side elevation.

Grant permission

HGY/2016/3669 | 185 Creighton Avenue London N2 9BN London

Erection of side and rear extensions, loft conversion with extended hipped roof and one side and two rear dormers. Insertion of new painted timber windows and installation of rooflights to front elevation. New side passage to garden.

Grant permission

HGY/2007/1108 | 188 Creighton Avenue London N2 9BJ London

Erection of a ground and first floor extension with new roof form and rear dormer window to create a new two-storey dwelling.

Grant permission

HGY/2006/1906 | 188 Creighton Avenue London N2 9BJ London

Erection of additional first floor and extension at ground floor level to existing building. Conversion of garage to habitable living space. Alterations to elevations.

Grant permission

6. PLANNING POLICY CONTEXT

- 6.1 This section provides an overview of national and local planning policy relevant to the determination of the planning application, as well as any other relevant national or local planning guidance.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2019)

- 6.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in formulating local planning policies and taking decisions on planning applications.
- 6.3 At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. Section 12 (achieving well designed places) is relevant to the consideration of this application.
- 6.4 Section 12 refers to well-designed places. Paragraph 130(a) states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Paragraph 130 (b) states proposals should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Further, paragraph 130(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 130(f) states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.5 Paragraph 132 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
- 6.6 Paragraph 134(a) states that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

LOCAL PLANNING POLICY

- 6.7 For the purposes of this application, the adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021) (LP), Strategic Policies (2013) (SP), the Development Management DPD (2017) (DM) and associated Supplementary Planning Documents and Guidance.
- 6.8 The following policies are considered relevant to the consideration and determination of this application:

London Plan 2021

- D3 – Optimising site capacity through the design led approach
- D4 – Delivering good design
- D6 – Housing quality and standards

Development Management DPD 2017

- DM1 – Delivery high quality design
- DM12 – Housing design and quality
- DM21 – Sustainable design, layout and construction
- DM32 – Parking
- DM34 – Driveways and front parking
- DM35 – Cycle storage in front gardens

Strategic Policies 2017

- SP2 – Housing
- SP11 – Design

Supplementary Planning Documents

- Sustainable Design and Construction SPD

7. PLANNING ASSESSMENT

7.1 PRINCIPLE OF DEVELOPMENT

- 7.1.1 Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.1.2 The application site is located in a well-established residential neighbourhood, characterised by detached single family dwelling house. The proposal seeks to demolish the existing dwelling house (and outbuildings) and replace it with a new built dwelling house. The lawful residential use of the site is therefore acceptable.

7.2 DETAILED MATTERS

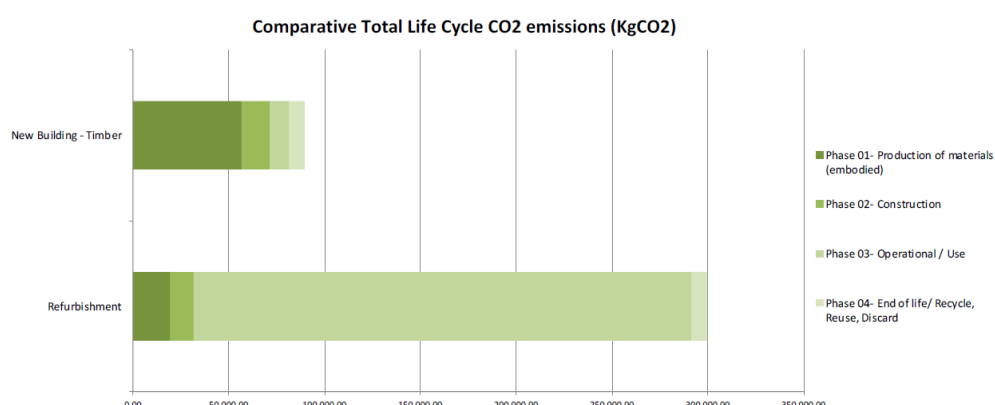
- 7.2.1 In establishing the principle of development, consideration turns to detailed matters which are considered of relevance to the application as follows:
- Sustainable Development
 - Design and Visual Impacts
 - Residential Amenity
 - Parking and Highways
 - Landscaping

7.3 SUSTAINABLE DEVELOPMENT

- 7.3.1 Sustainability issues relating to the site as a whole, the construction process, building design and operation have been considered and these are set out in detail in the supporting Energy Statement, Life Cycle CO2 Analysis, Structural Statement and Drainage Note.
- 7.3.2 Policy DM21 of Haringey's Local Plan refers to sustainable design, layout and construction. The policy requires that all new development will be expected to consider and implement sustainable design, layout and construction techniques. It goes on to set out criteria that proposals should meet relating to carbon dioxide reduction, reducing overheating, maximising opportunities to enhance biodiversity on site, using building materials with high environmental performance ratings and seeking opportunities for locally sourced labour. The policy states that the Council will support appropriate measures to sustainably retrofit existing homes. It goes on to say that proposals which fail to demonstrate adequate consideration for sustainable design, layout and construction techniques will be resisted.
- 7.3.3 The Council's SPD Sustainable Design and Construction provides guidance on how development in Haringey should be designed to ensure that it is as sustainable as possible. Specific topics include water management, pollution, waste, construction, biodiversity and transport.

7.3.4 The policy preamble to DM21 states that the Council will seek to ensure that all proposals adequately investigate and deliver opportunities for incorporating sustainable design, layout and construction principles wherever possible. Consideration should be made at the very early stage in the design process to ensure maximum use and benefit. To this end, substantial investigations and discussions around the proposed dwelling and its design have been had, and this process is outlined in the associated Design and Access Statement.

7.3.5 In terms of retaining and refurbishing the existing dwelling on site, detailed consideration has been given to the sustainability credentials of doing so, with a Lifecycle CO2 Analysis carried out and submitted with this application. The existing dwelling was constructed in 1935 and is therefore 87 years old. The life expectancy of dwellings built in this period is 60 years. The existing building is in a poor state of repair with the joinery, plumbing and electrical all in a state of disrepair, areas of damp, insect infestation, poor layout and inefficient use of space. The Life Cycle CO2 Analysis provides a detailed assessment of refurbishing the existing dwelling when compared to a new build with timber frame. The graph below (extracted from the Life Cycle CO2 Analysis) clearly shows the reduction of carbon emissions for a new build, when compared to refurbishment. It has therefore been concluded that the retention and refurbishment of the existing dwelling would not be the most sustainable development of the site.



7.3.6 Policy DM21 goes on to say that new development should apply the energy hierarchy, the cooling hierarchy, enhance biodiversity, use high environmental performing materials and seek opportunities to source local labour. This has been discussed in turn below, and are fully considered within the Design and Access Statement, Energy Statement, Overheating Statement, Drainage Note and Structural Report.

7.3.7 Energy Efficiency

The energy hierarchy sets out that the first step is the adoption of sustainable design principles, the second is met by prioritising decentralised energy, and third step is to use renewable energy. The Council's pre-application response indicated that the proposal should achieve a minimum of 80% reduction in emissions, and encouraged to meet 100%. The Energy Statement submitted with the application demonstrates that

emissions will be reduced by 91.8%. The proposed construction of the replacement dwelling, and the sustainability credentials, have been considered within the enclosed Design and Access Statement and Structural Report. The new build will incorporate a layout which allows for a more efficient usage of the space, with better communication between different compartments and more comfortable living, and an improvement in the thermal and acoustic performances. All of which will result in a much more efficient use of energy and the construction of a sustainable structure.

7.3.8 Overheating and Cooling

Applicants are expected to undertake dynamic thermal modelling to ensure the development does not overheat. The Overheating Assessment submitted with this application sets out the overheating potential of the proposed scheme. The report confirms the overheating of the proposed dwelling is in compliance with dynamic thermal modelling. Full details of the assessment are enclosed within the Assessment.

7.3.9 Sustainable Retrofitting

Many existing residential properties are energy inefficient and as such, the Council supports schemes for improving the environmental performance of an existing building. As previously outlined above and in greater depth in the Life Cycle CO2 Analysis, significant consideration has been given to the retention and refurbishment of the existing dwelling. However, the CO2 emissions are far greater to refurbish the existing building, when compared to replacing the dwelling with a new build that will employ sustainable construction methods. Full details of the construction methodology of the new build are included within the Structural Report.

7.3.10 Enhancing Biodiversity

The Council strongly supports schemes where urban greening measures have been included. The application is accompanied by a strong Landscaping Masterplan, setting out a vastly improved site environment that will include additional planting, increases in species and variety of plants on site and ultimately result in a significant increase in site biodiversity.

7.3.11 Materials and locally sourced labour

The applicants are committed to ensuring that materials and labour are sourced from local providers where possible.

Drainage/Water Management

7.3.12 The Council's SPD sets out requirements for Sustainable Drainage Systems (SuDS) and states that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach.

7.3.13 In terms of on-site drainage and water management, the scheme includes rain butts within the rear garden that will direct water run off to a geocellular storage tank system which will provide additional onsite storage of water. Furthermore, the proposed front drive will be made from a permeable surfacing system with a minimum of 300mm sub-base. The permeable surfacing system will be lined with a permeable geotextile.

- 7.3.14 These two sustainable urban drainage systems will restrict the overall discharge rate into the public surface water sewer by a minimum of 50%, in accordance with Policy DM25 of the Local Plan.

Transport

- 7.3.15 The scheme includes two car parking spaces to the front driveway with an Electric Vehicle charging point to be provided. A large bike store for a number of bicycles has also been incorporated in the scheme.
- 7.3.16 The submitted Design and Access Statement, Energy Statement, Overheating Statement, Drainage Note and Structural Report demonstrate that the proposal will holistically incorporate sustainable principles into the full range of sustainability aspects covered by the relevant policies.
- 7.3.17 The proposed development will meet all relevant policies and requirements set out within the Haringey Local Plan, the London Plan and the NPPF, the result of which is the provision of a resource efficient, sustainable development.

7.4 DESIGN AND VISUAL IMPACTS

- 7.4.1 Section 12 of the NPPF refers to well-designed places. Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the development process should achieve. It goes on to say that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.4.2 Paragraph 130 sets out what development should achieve and includes being visually attractive through good architecture, layout and effective landscaping; being sympathetic to local character and history; optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development; supporting location facilities and transport networks; and creating places that are safe, inclusive and accessible with a high standard of amenity for existing and future users.
- 7.4.3 Policy DM1 of the DMPD states that all new development must achieve a high standard of design that contributes to the distinctive character and amenity of the surrounding area. This is echoed in Policy SP11 of the Strategic Policies document which requires development to contribute positively to the built environment and create buildings that are high quality, attractive, sustainable, safe and easy to use.
- 7.4.4 The existing site is of no architectural interest or merit. The site is also not part of a wider conservation area nor is the property locally or statutory listed therefore the demolition of the existing property would not create substantial harm and the proposed dwelling looks to offset any harm by creating a dwelling which has great design and is suitable within its setting.
- 7.4.5 The massing and scale of the proposed dwelling is of a similar nature to the existing dwelling on the site. Whilst the height of the property will be raised, this looks to match

the height of neighbouring properties and therefore viewed as a more complete roof line within the street scene.

- 7.4.6 Whilst the design of the new property will be modern, there is no real pattern of architectural detail within the surrounding area and the more modern components are located to the rear of the property, which will be out of sight from the public realm and street scene. Furthermore, the rear ground floor projection will incorporate a partial green roof, which will soften any visual impact whilst providing known biodiversity benefits.
- 7.4.7 The front and rear building lines have been maintained in line with the adjacent dwellings, ensuring the rhythm of building size and setbacks have been retained, appropriately blending within the existing streetscene. The result ensures that the proposed dwelling has reflected the local vernacular of surrounding dwellings as well as contributing to a dynamic frontage to the public realm.
- 7.4.8 The proposed materials will enhance the local streetscene and great detail has gone into ensuring that development will have a positive impact on its setting and context. The submitted Design and Access Statement includes a detailed study of the proposed material palette.
- 7.4.9 During the pre-application stage discussions were had around the proposed front dormer, as a result it has been reduced in scale so as to appear well contained within the front roof slope, and well aligned with the window fenestration of the front elevation.
- 7.4.10 The proposed redevelopment of the site looks to be sympathetic within its surrounding area and enhance the visual appearance of the existing site. The proposed residential dwelling would therefore not harm the appearance of the host site or the visual amenity of the locality and would preserve the character and appearance of the surrounding area.
- 7.4.11 The proposed development is therefore considered to accord with the principles of the development plan and national planning policy guidance in this regard. For full details of the design and streetscape impact please refer to the supporting Design & Access Statement.

7.5 RESIDENTIAL AMENITY

- 7.5.1 DMPD Policy DM1 requires development to produce a high standard of privacy and amenity for future occupiers as well as neighbouring properties. It highlights that proposals will be supported where adequate sunlight, daylight and open aspects are implemented into the proposed and surrounding development. An appropriate amount of privacy must be provided for future occupiers as well as surrounding residents. This is echoed in guidance contained within the NPPF.
- 7.5.2 The existing site is located on a substantially sized plot therefore has the capacity to mitigate any amenity impact. The proposed dwelling looks to reduce the width and therefore overbearingness and sunlight daylight matters to neighbouring properties.

Windows have been sited with regards to neighbouring amenity to ensure that existing privacy levels are maintained.

- 7.5.3 It can be considered that the proposed development will have a suitable relationship between neighbouring properties and the amenity of both neighbouring residents as well as future occupants will not be adversely affected.
- 7.5.4 In order to ensure that residential amenity is not significantly impacted upon during construction, a Construction Management Plan (CMP) has been developed and included with this application.
- 7.5.5 The proposed floor layout has ensured that adequate daylight, sunlight and cross ventilation has been achieved throughout the development. All rooms meet the room guidance set out in the London Plan with dual aspect achieved for all habitable rooms.
- 7.5.6 The site would retain its large rear garden area, significantly enhanced by the proposed landscaping scheme (discussed further below) and as such create a high quality standard of amenity for the future occupiers of the building.
- 7.5.7 In light of the above, the application proposals would not cause undue harm to the amenity of neighbouring residents, whilst providing a high standard of amenity for the future occupiers, in accordance with the development plan and the NPPF.

7.6 PARKING AND HIGHWAYS

- 7.6.1 The proposed scheme provides secure, accessible cycle parking for the whole family. This comprises of two adult cycle spaces as well as multiple child bicycles and scooters, which will be stored within the bike store shown on the submitted site plan. The proposal also includes two vehicular parking spaces on the front driveway, commensurate with the existing situation and include an Electrical Vehicle charging point. The provision of parking on site is considered to be in a matter which meets the operational requirements of a single family dwelling house.
- 7.6.2 The site has good connections to existing public transport infrastructure, including bus routes and the East Finchley Underground Station. The site is therefore considered to be in a sustainable and well linked location, allowing for good access to public transport options.
- 7.7.4 Refuse and recycling is stored at ground level, in a well-screened and secure location to the side of the proposed dwelling.

7.8 LANDSCAPING

- 7.8.1 Policy DM1 of the Development Management DPD requires proposals to demonstrate how landscaping and planting is integrated into the development as a whole. The Council will expect development proposals to respond to; landform, levels, slopes and the fall of the ground, trees on and close to the site, landscaped boundary and treatments, and any other significant biodiversity on or close to the site.
- 7.8.2 The policy preamble states that landscaping should be included as an integral part of the overall design of a development proposal. The landscape and buildings need to be considered together from the start of the design process and careful consideration should be given to the existing character of the site including its typology, existing trees and other natural features. The space around buildings is important not only as a setting for the building in its context, but also for reasons of functionality. It enables the implementation and successful growth of landscaping schemes, provides an outdoor amenity for occupiers, space for refuse storage and car parking, and the sustainable management of flood risk and surface water drainage.
- 7.8.3 In general terms, landscaping, whether or not there is public access to it, is important for its contribution to the quality of life by providing important green lungs, visual breaks and wildlife habitats. In site specific terms, both hard and soft landscaping is an integral part of the proposal site. This is highlighted in this instance by the overriding impression of foliage, retention of existing vegetation where appropriate, and the provision of new landscaping opportunities throughout the development. The submitted Landscaping Proposals document prepared by James Smith Design sets out a detailed soft and hard landscaping plan that looks to provide a new long-term planting scheme for the site that will be engaging and sustainable whilst providing a restful family garden.

Front Garden

- 7.8.4 To the front of the site, the majority of the existing vegetation will be retained and enhanced. It is proposed to remove a single Bay tree which is currently overgrown and in a poor location, overhanging the neighbours boundary, meaning there will always be pressure to prune it back. A replacement tree is proposed, along with various underplanting.
- 7.8.5 The existing front boundary treatment will also be replaced with new durable metal fencing which will complement the proposed dwelling and impact the aesthetic from the streetscene. The existing driveway access will also be widened, in accordance with Haringey design guidance to make it safer, however no changes are proposed to the existing crossover.

Rear Garden

- 7.8.6 A strong connection between the garden and building has been key to design ethos with a restful central courtyard garden, and generous areas of planting flanking the rear façade. Practical space for storage, composting, and water butt collection is also provided. To the northwest corner of the garden a wilder area is proposed with plenty

of features to help improve biodiversity and provide a quiet space for the family to engage closely with nature, with features such as log piles, bird and bat boxes, insect hotels and planting.

- 7.8.7 Where possible all existing mature trees will be retained, except for a small insignificant ornamental plum tree to the northeast corner. New species are proposed to enrich and boost the number of trees in the garden. The woodland canopy of Coldfall Woods is seen as a very important asset to the garden and provides a stunning backdrop acting as a borrowed landscape. Existing foundations or no-dig construction techniques will be adopted where necessary within the tree RPAs with permeable surfacing. The existing large shed and significant garden building will be replaced with more modest structures as indicated on the landscape proposals.
- 7.8.8 The hard landscaping material palette will work closely with the materials used on the house to ensure there is a co-ordinated relationship, with a preference for natural stone where possible and areas of permeable surfacing to ensure SUDs requirements are met. Where SUDs build ups are not practical, water runoff will be directed into attenuation tanks under the garden as designed by others.
- 7.8.9 The proposed green roof over the proposed single storey extension will also contribute to the overall greening of the site, and result in an increase to the site's biodiversity and sustainable drainage credentials.
- 7.8.10 The application is accompanied by a Tree Survey and Arboricultural Method Statement. The tree survey confirms the location of existing vegetation on the site and recommended positions of tree protection fences.
- 7.8.11 The proposal will result in a vibrant of engaging garden with strong connections to the adjacent woodland setting, resulting in an enhancement of biodiversity.

7.9 SUMMARY

- 7.9.1 This application seeks planning permission for the re-development of the site with a sustainable, environmentally well performing, replacement dwelling. The proposal is a high quality, site specific response that will enhance the appearance of the site and its contribution to the local area. The existing landscape features of note on the site are have been retained and enhanced and careful consideration has been given to the nature of the site including its relationship to its immediate surroundings, and the amenities of neighbouring occupiers. There is no doubt that this high-quality development will make an effective use of this site and respond to the local character.
- 7.9.2 The proposed development would accord with the general principles of the National Planning Policy Framework, the London Plan and the adopted policies in the Haringey Local Plan. The site is located within an inherently sustainable location in close proximity to existing public transport services. The site will result in the creation of a well-designed dwelling whilst simultaneously enhancing the site's environmental qualities. It is considered that the proposal would significantly improve the built and

natural environment in this location by providing a high-quality development on a site that currently contributes to the character and appearance of the area.

- 7.9.3 The proposals have been prepared through a detailed pre-application process. The proposed development has evolved in response to the feedback received and seeks to meet all relevant planning policy requirements.
- 7.9.4 In summary, the proposed development fulfils the three dimensions of sustainable development as defined by the NPPF and therefore the presumption in favour of sustainable development applies. The proposal is fully in accordance with national and local planning policy providing a scheme that will result in a well-designed, environmentally sustainable, replacement dwelling.
- 7.9.5 This Planning Statement should be read alongside the other supporting documentation and drawings which have been submitted as part of this Full Planning Application.