

STEVE AND LISA CARSON

LAND TO THE SOUTH OF CORNERWAYS, ELLINGTON ROAD

N10 3DD

SUPPORTING PLANNING STATEMENT

FEBRUARY 2023

1.0 INTRODUCTION

1. This is the Supporting Planning Statement in respect of an application to develop the vacant site south of Cornerways on Ellington Road, Muswell Hill to provide a 2-storey plus basement 3 bed 6-person dwelling.
2. The application comprises these plans and documents:
 - 2236-PL-0001 P1 Site location;
 - 2236-PL-0002 P1 Block plan;
 - 2236-PL-0100 P1 Existing site plan;
 - 2236-PL-0110 P1 Existing elevations;
 - 2236-PL-0111 P1 Existing west and north elevations;
 - 2236-PL-0112 P1 Existing street elevations;
 - 2236-PL-0120 P1 Existing sections;
 - 2236-PL-0199 P1 Proposed site plan;
 - 2236-PL-0200 P1 Proposed lower ground floor;
 - 2236-PL-0201 P1 Proposed ground floor;
 - 2236-PL-0202 P1 Proposed first floor;
 - 2236-PL-0203 P1 Proposed roof plan;
 - 2236-PL-0207 P1 Fire strategy plans;
 - 2236-PL-0210 P1 Proposed east and south elevations;
 - 2236-PL-0211 P1 Proposed west and north elevations;
 - 2236-PL-0212 P1 Proposed street elevations; and
 - 2236-PL-0220 P1 Proposed sections.
3. The application is also supported by the following reports:
 - **‘Design and Access Statement’** prepared by Wolff Architects dated February 2023;
 - **‘Planning Supporting Statement’** prepared by Michael Burroughs Associates dated February 2023;
 - **‘Daylight, Sunlight and Overshadowing Assessment’** prepared by GreenBuild Consult dated February 2023;
 - **‘Basement Impact Assessment’** prepared by Symmetrys dated February 2023; and
 - **‘Energy Statement’** prepared by GreenBuild Consult dated February 2023.

2.0 CONTEXT

Location

4. The Council’s Local Plan Planning Policy Map shows the site is in a predominantly residential area about 400m south of Muswell Hill Broadway Primary Shopping Area (yellow). The Parkland Walk to the north is Metropolitan Open Land (green) and beyond this is the Muswell Hill Conservation Area (orange). No special development control policies apply.

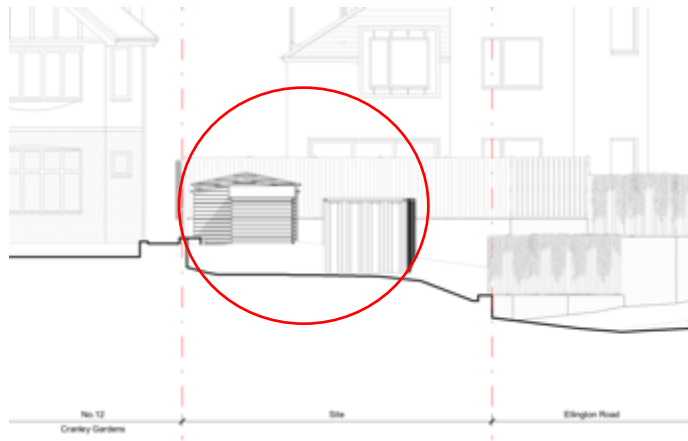


5. It is not in a Conservation Area or within the setting of a listed or locally listed building.
6. It has a PTAL score of 2 and is not in a Controlled Parking Zone (“CPZ”). It has good accessibility to shops and local services with six bus services operating within 600m from the site: No. 144 (towards Edmonton Green from Muswell Hill Broadway), W7 (towards Finsbury Park Station from Muswell Hill Broadway), 134 (Towards Warren Street from North Finchley Bus Station), 43 (towards London Bridge from Halliwick Park), 234 (towards Highgate Wood from The Spires) and 102 (towards Brent Cross from Edmonton Green Bus Station).

The Application Site

7. The site is at the junction of Ellington Road (east) and Cranley Gardens (south). The Parkland Walk is at the rear.
8. The site falls by 2m from north to south (north to top below) that encourages an unusual house design.



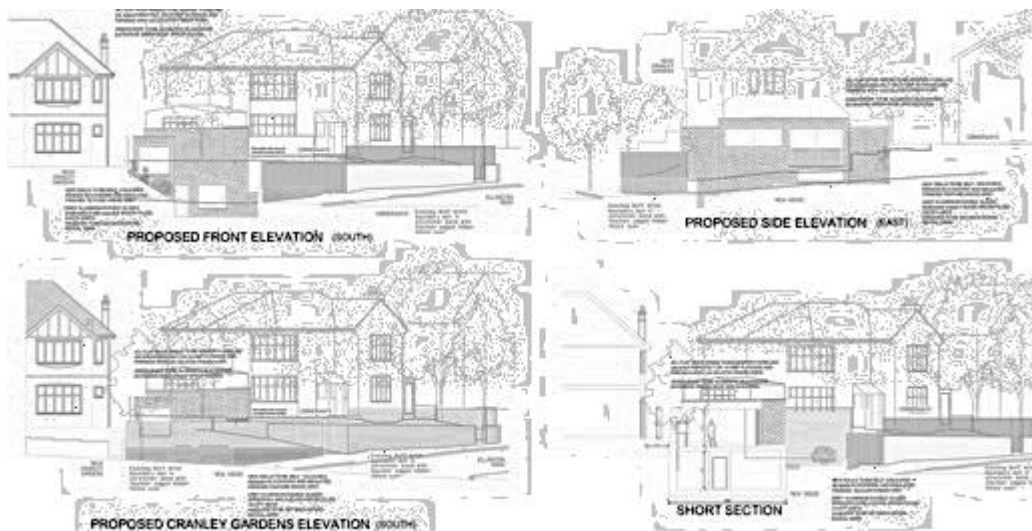


9. The drone photograph below shows the recently built house Cornerways to north. This sits above the application site behind the retaining wall and close boarded fence that marks the boundary between them.



3.0 PLANNING HISTORY

10. The application follows planning consent **HGY/2018/2596** for construction of a 2-storey 2 bed 4 person dwellinghouse at ground and lower ground floor level. The consented flat-roofed 2-storey house is shown dark in the street elevations below. Note, Cornerways was remodelled in 2019.



11. The delegated report for **HGY/2018/2596** helpfully accepted the following:

Principle of the development

- there are no planning reasons to preclude this site from being developed. The quality of the contemporary design and the careful consideration of the site constraints here ensure that the proposal here will not harm the character and appearance of the area or the amenity of residents (**Para 6.6**);
- the principle of development here is considered to be acceptable (**Para 6.7**)

Design and appearance

- the proposed building form would not be highly visible when viewed from the street and would allow a wide enough gap to allow views of the woodland of Parkland Walk above and beyond (**Para 6.10**);
- The plot of land is of sufficient size in terms of both its depth and width given its triangular shape. As such, it is considered that the orientation of the proposed dwellings, combined with the retention of the views through towards Parkland Walk, would not result in overdevelopment of this site (**Para 6.11**);

Impact on the amenity of adjoining occupiers

- Given the low-level nature of the building, it would largely be screened by fencing that would be of a similar height to that of the existing boundary treatment. As such, would have a limited impact upon light to neighbouring habitable room windows (**Para 6.19**); and
- Overall, this new dwelling would provide an acceptable standard and quality of accommodation for future occupiers (**Para 6.23**).

4.0 PLANNING POLICY

12. The Council's **Local Plan: Development Management Development Plan Document (DMP)** was adopted in July 2017 and remains extant. There has been no material change in local or national planning policy and no new material planning considerations have arisen locally in the intervening period. The relevant policies are set out below:
13. **Policy DM1 (Delivering High Quality Design)** requires development proposals to ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that: *a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.*
14. The application is supported by a '**Daylight, Sunlight and Overshadowing Assessment**' prepared by GreenBuild Consult dated February 2023. The report concludes the following:
 - *All 12 assessed neighbouring windows (No. 12 Cranley Gardens – 7 windows and Cornerways – 5 windows) are shown to meet the BRE's VSC criteria, thereby indicating that the proposed scheme will have no adverse impacts on the daylight access of its neighbouring properties;*
 - *10 assessed neighbouring windows (No. 12 Cranley Gardens – 7 windows and Cornerways – 3 windows), facing within 90 degrees of due south, are shown to meet the BRE's annual sunlight access criteria. 9 of the 10 assessed windows are also shown to meet the BRE's winter sunlight access criteria, while 1 window not achieving these criteria most likely serves the same habitable space as 3 windows that do meet this standard (see Figure 9). Therefore, it can be determined that the proposed scheme will have no adverse impacts on the sunlight access of its neighbouring properties;*
 - *One neighbouring amenity space assessed at the existing Cornerways House (1) was shown to meet the BRE's criterion for the reduction of overshadowing, as its area receiving at least 2 hours of sunlight on the 21st of March under the proposed condition was shown to be at least 0.80 times of that under the existing scenario;*
 - *All 4 spaces within the proposed scheme have been included within the daylight assessment using the BRE's daylight factor (DF) methodology. The kitchen/living/dining (KLD) space located at lower ground level was identified as a 'hard to light' space with significant obstructions (see Figure 14). Therefore, the relevant DF target for living rooms has been used for this area; and*
 - *The assessed KLD and 3 no. bedrooms have been found to achieve the relevant DF targets in line with the BRE's recommendations. Therefore, the rooms within the proposed scheme were shown to be well daylit and suitable for their intended uses.*

15. **Policy DM7 (Development on infill, back land and garden land sites)** says *there will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots*. The extant consent establishes the principle of a new dwelling on this already subdivided site. The revised proposal remains subordinate to the existing properties and enhances the openness of the immediate corner by enlarging the gap between the proposal and No. 12.
16. **Policy DM11.C (Housing Mix)** highlights the Council will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units. The proposal provides a 3-bed family sized unit which is consistent with the Council's dwelling size priorities.
17. **Policy DM12 (Housing Design and Quality)** requires all new housing to be of a high quality, taking account of the privacy and amenity of neighbouring uses and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG. Part B requires ground floor family housing to provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.
18. The proposal satisfies the national floorspace standards and provides a 160.9 sqm family home with a 31.9 sqm lower ground terrace and 39.5 sqm ground floor patio area.
19. **Policy DM18 (Residential Basement Development and Light Wells)** says: A Householder extensions to existing basements, and the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal:
- a Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;*
- b Does not increase flood risk to the property and nearby properties from any source (see Policy DM24);*
- c Avoids harm to the appearance or setting of the property or the established character of the surrounding area;*
- d Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;*
- e Will not adversely impact the local natural and historic environment;*
- And, where the proposed basement extends beneath the garden area:*
- f Will not cause loss, damage or long-term threat to trees of townscape or amenity value;*
- g Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;*

And during the construction phase:

h Will not cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and
i Will minimise construction impacts such as noise, vibration and dust for the duration of the works.

B Proposals for basements must not include habitable rooms or other sensitive uses in areas prone to flooding where there is no reasonable means of escape.

C In determining applications for light wells, the Council will consider whether:

a The architectural character of the building is protected;

b The character and appearance of the surrounding area is harmed; and

c The development results in the loss of more than 50% of the front garden or amenity area

20. The extant consent showed the basement could be carried out without impacting on land stability, ground water conditions or the amenity of adjoining residents.
21. The application is supported by a '**Basement Impact Assessment**' prepared by Symmetrys dated February 2023. This demonstrates the single storey basement can be constructed without harm to neighbouring properties and the roadway.
22. In the extant consent, bedrooms were located at lower ground floor and the revised proposal keeps these above ground level. The site has a very low risk of flooding from rivers and the sea and surface water.
23. **Policy DM21 (Sustainable Design, Layout and Construction)** requires all new development, including building and landscape works, to consider and implement sustainable design, layout and construction techniques.
24. The application is also supported by an '**Energy Statement**' prepared by GreenBuild Consult dated February 2023. This concludes the proposed scheme is shown to achieve a site-wide regulated CO2 emissions reduction of 50%, via a combination of an energy efficient building fabric and appropriate systems. Therefore, it is set to exceed the minimum regulated CO2 emissions reduction target of at least 35%, set for major developments within the London Plan. The applicant agrees to enter into a s.106 legal agreement to secure a payment of £2,600 to offset the remainder of the regulated CO2 emissions of the proposed scheme.
25. **Policy DM25 (Sustainable Drainage Systems)** requires all proposals for new development to manage surface water as close to its source as possible in line with the London Plan drainage hierarchy. It requires all minor development proposals to achieve a greenfield run-off rate and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates.

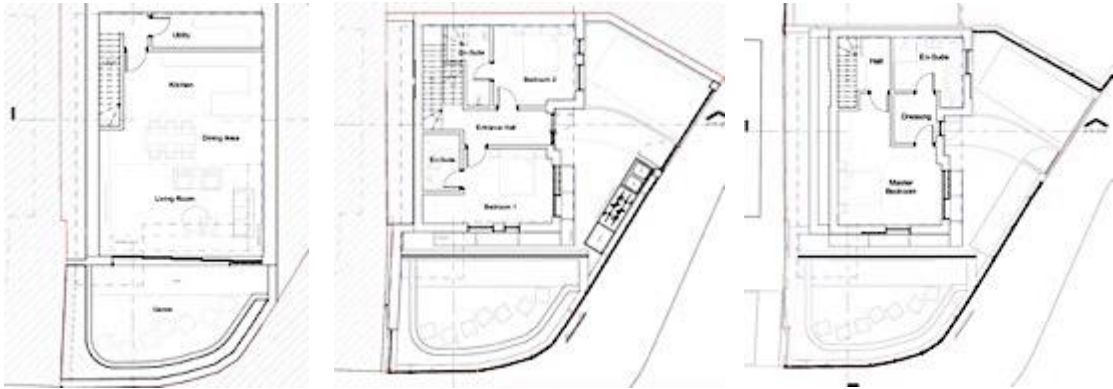
26. The **Basement Impact Assessment'** confirms the surface water strategy involves the use of green roofs, permeable paving, bioretention systems in the form of planters and below ground attenuation. The surface water strategy is to match greenfield flow rates.

5.0 THE PROPOSAL

27. Consent **HGY/2018/2596** establishes the principle of a contemporary flat roofed house on this site. There has been no material change in policy or local circumstances and so it is a genuine fallback that is the starting point for considering this application.
28. This proposal is a maximum of 1.5m taller than the consent and set 1.2m further into the ground, enabling an extra floor to be provided. This will have a minimal impact on the street scene and its neighbours.
29. The proposal will provide a 3 bed -person house with a total floorspace of 160.9 sqm. It is a family home that incorporates high levels of sustainability, complying with current and anticipated Building Regulations and thermal insulation standards. It will be a high-quality pale rustic brick building with attractive alternating protruding and recessed (hit and miss) brickwork.



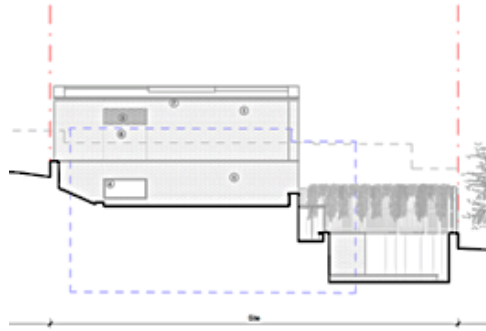
30. The plans below show the outline of the floors of the consented scheme in blue dash line over the proposal's three floors. The lower ground and ground floors are 1.1m from the boundary with No. 12 (note, the separation distance in the consented scheme was 0.6m). The first floor has a generous 2.1m separation distance from the boundary with No. 12. It follows that this creates more breathing space and enhanced views through the gap to the Parkland Walk beyond. There is one obscure glass staircase window facing No. 12 at ground floor level.



31. The lower ground floor provides a kitchen, dining, living space with a rear utility. It is served by bifold doors which open out into a 31.9 sqm south facing patio providing natural ventilation, cooling, lighting and amenity space. The upper ground floor has two ensuite double bedrooms and the first floor the ensuite master bedroom.
32. The proposal is set back from Cornerways boundary between 2.8m at its closest point to 4m. Access to the house and a parking space from Ellington Road is via an existing crossover at upper ground floor level.
33. The proposed elevations are below. The south (Cranley Gardens) elevation of the proposal is shown with the outline of the consented building is in blue dash.



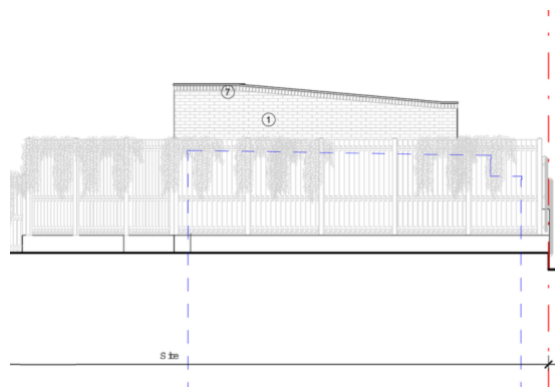
34. Careful consideration has been paid to the amenity of the neighbouring No.12 Cranley Gardens. The increased separation distance creates more breathing space and enhanced views through the gap to the Parkland Walk beyond. The west (No 12) elevation has no windows other than one that lights the staircase that will be obscured. It is below the level of No. 12's first floor windows and there will be a 2m close boarded fence on the boundary that will screen No. 12's ground floor windows.



35. The proposed east (Ellington Road) elevation confirms the proposal is 1.5m above the close boarded fence boundary between the site and No. 12 and sits subserviently below No. 12's first floor windows. The ground level will be excavated to allow a car park to the right of the front door.



36. The north elevation has no openings facing Cornerways and is largely concealed by the 2m close boarded fence between them.



37. The proposal satisfies the Technical Housing Standards – nationally described space standard (2015) in the following respects:

- Its floorspace of 160.9 sqm exceeds the 108 sqm standard for a 3b6p three storey unit;

- the double bedrooms exceed the 11.5 sqm standard; and
- the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area and exceeds the London Plan's aim of 2.5m for 75% of the GIA

6.0 CONCLUSIONS

38. The Council is respectfully requested to permit the application which will contribute to the Borough's housing stock providing a high-quality family home in a sustainable location.
39. A s.106 agreement will secure the carbon offset contribution.