

STANWAY LITTLE ASSOCIATES

CHARTERED TOWN PLANNERS CHARTERED ARCHITECTS

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4th March 2023

PJS/Is/2002

Planning Service

London Borough of Haringey

Level 6.

River Park House

Wood Green

London N22 8HQ

Dear Sirs.

Letter accompanying and Design, Access and Planning Statement

Planning Application for the proposed remodelling of the existing double garage to provide one 3-bedroom end of terrace house.

At 2 Sandringham Road, London N22 6RB

Mr and Mrs Y Huseyin

1. INTRODUCTION

1.1. This application seeks approval for a proposal to remodel the existing double garage to the side of this property to provide one additional 3-bedroom end of terrace house.

1.2. This application follows on from the pre-application (LPA reference) PRE/2022/0005) in January 2022 and response from the Council.

1.3. Further communication was held with the Sarah Madondo, the case officer, who responded in an email that said:

Stanway Little Associates

*Is the trading name of Stanway Little Associates Ltd
Director Peter Stanway AA Dipl Dip TP Dip DS RIBA RTPI*

Town Planning Advisor to the RIBA

Company No 6547102

"Dear Peter

Thank you for your email. In terms of the option 2 of the pre application.

Whilst this is an improvement from the original scheme, it is considered that the house is still too close to the boundary of the neighbouring gardens which appear to have single structures. Officers would advise that perhaps setting in the new house from the boundary might be a solution and reducing the width of the new house. Unfortunately the site is wide at the front elevation, however narrow down to the rear therefore this would have an impact on the amenity space for the new house and it's not clear how much amenity space would be retained for the existing house.

I would advise that if do intend to submit an application the following would be require:

Contextual drawings

Drawings showing the separation distances

Daylight and sunlight report

Energy statement

Design and access statement".

- 1.4. This application takes into account these comments made and supplies the required information save for an energy statement that will be provided once the proposals have planning consent.

2. THE SITE AND ITS LOCATION

- 2.1. The site of the application is located at the South-eastern end of a terrace of houses of circa 1920-30s in a decorated design and construction of brick, painted render and roof tiles on pitched roofs. The properties are of two storeys, some with a third floor within the roof space.
- 2.2. The street scene is formed by a series of terraced houses developed into short groups which are then separated from the next group by a clear physical divide. This pattern exists on both sides of Sandringham Road.
- 2.3. Pavements are continuous without vehicle crossings save for that at the application site, on both sides of the road. Each house has a front garden wall or fence with a separate gateway formed through it leading to the front entrance door of that property.

3. THE PROPOSALS

- 3.1. This proposal has been designed to respond to the requirements of Local and Central Government to make the best use of development land and are in line with the comments made by the Council in response to detailed pre-application advice sought and received from the Council.
- 3.2. The existing garage was constructed approximately 10 years ago and occupies the full width of the side garden of 2 Sandringham Road.
- 3.3. There is a wide vehicular access crossing the pavement with a wide gateway formed in the front garden wall to provide vehicular access across the pavement, onto the site where the garden area in front of the garage is covered with some concrete hard standing which is unattractive in this residential setting as pictured below.



- 3.4. new development seeks to redevelop the existing garage outbuildings to provide one additional 3-bedroom end of terrace house to match the urban form of the neighbouring properties while at the same time being subservient to them and improving the appearance of this residential area by:
- 3.4.1.Reducing the excessive width of the garage to a similar width to the neighbouring properties.
- 3.4.2.Forming a lower roof line with the design of the front elevation being without the expressive bay windows and gable roofs of its neighbours.

3.4.3. The first and second floors are also reduced in depth by 800 mm to enable the gable end view of the proposal to reduce in width and enable a small matching pitched roof to be constructed over the ground floor at the back of the property.

3.4.4. The pavement drive-over will be replaced by a kerb and pavement reinstated. The vehicular access onto the site will be replaced by a new pedestrian gateway to match those in the terrace, with the garden wall being reinstated.

3.4.5. The concrete hardstanding will be removed, and much will be made of the new garden space created by the reduction in width of the building. A new rear fence will be aligned to provide a substantial rear garden. The total new garden area is 55.5 m².

3.4.6. Cycle storage will be provided within the garden as will Refuse storage.

3.5. The overall design will improve the immediate appearance of this part of the street scene of Sandringham Road.

3.6. The size of the house and room sizes comply with the preferred sizes set out in the London Plan of 2021 and the Technical Housing Standards of 2015 from the Department of Communities and Local Government.

4. Daylight and Sunlight Study

4.1. A specialists report from Rights of Light Consulting shows that the proposals are acceptable and concludes in summary at paragraph 4.5.2 that:

“In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties”.

4.2. The modelling for this report has been carried out using a bulkier alternative design. The proposal for this application is less bulkier and as such results will be better than tabled in the report by Rights of Light Consulting.

5. COMPLIANCE WITH THE DEVELOPMENT PLAN

5.1. **Development Management DPD Adopted July 2017.** The proposals comply with the Plan particularly with the following policies:

5.1.1.-DM1 Delivering High Quality Design

5.1.2.-DM10 Housing Supply

5.1.3.-DM12 Housing Design and Quality

5.2. **LONDON PLAN of March 2021** policies as set out below are generally relevant

5.2.1.Policy D3 Optimising site capacity through a design led approach

5.2.2.Policy D4 Delivering good design

5.2.3.Policy D5 Inclusive design

6. NATIONAL PLANNING POLICY FRAMEWORK (NPPF) OF March 2021 policies as set out below are generally relevant

6.1. Chapter 2 Achieving sustainable development and the presumption in favour of sustainable development.

6.2. Chapter 5 Delivering a sufficient supply of homes.

6.3. Chapter 11 Making effective use of land.

6.4. Chapter 12 Achieving well-designed places.

7. SUMMARY AND CONCLUSIONS

7.1. The proposals seek to create a new single-family house while at the same time improving the function and appearance of this part of Sandringham Road.

7.2. These proposals comply fully with the Development Plan policies where they are relevant as demonstrated above.

7.3. Therefore, and to be in line with the requirements of the NPPF the applicant believes that the proposals should be received favourably by the Council.

7.4. We believe that the proposals should be supported by the Council and should receive planning permission in due course.

Yours faithfully,

Peter Stanway.

Documents attached to this application

Covering letter and Design, Access and Planning Statement

Location Plan Drg no LOC 1

Block Plan Drg no BLO 1

Plans as existing Drg no EX 1

Plans as proposed Drg no PRO 1

Context drawing Drg no CON 1

Daylight and Sunlight Report by Rights of Light Consulting

CIL

See also aerial view of the development site in context below

