

Cover Note

RE: 31A Riverside Road, London, N15 6DA

1. This Cover Note is provided in support of a planning application for the 'Demolition of existing single storey dwelling and construction of two storey plus basement to an end of terrace property' at 31A Riverside Road, London, N15 6DA.
2. It is a re-submission following a dismissed appeal APP/Y5420/W/22/3293573 dated the 14 September 2022.
3. In dismissing the appeal, the Inspector was concerned that "...the living conditions of the future occupiers of the proposed development would be unacceptable, with regard to daylight/sunlight and outlook in the basement" [paragraph 8]. Instrumental in the Inspector's conclusion was that:
 - a. The internal daylight assessment provided by the appellant relates only to the study and uses recognised BRE guidelines. [paragraph 4]
 - b. Even if the basement floor plan has been designed to use the spaces with limited daylight levels as a bathroom and utility room, and there would be adequate habitable rooms with sufficient daylight, sunlight and outlook across the other two floors, no control mechanism is before me to prevent future occupiers using the large utility room as a potentially habitable space. [paragraph 5]
 - c. While the lightwell serving the utility room would offer some natural light there is little clear evidence before me which demonstrate that adequate levels of daylight/sunlight in this room could be achieved. Given the length of the room and the limited size of the lightwell, it seems to me that users of the room would be likely to rely mostly on artificial light. [paragraph 6]

4. The Inspector in assessing the development proposal also considered the other concerns raised by the Council in their refusal of the planning application. At paragraph 10 the Inspector confirmed that there was “sufficient evidence to demonstrate that the proposed excavation of the basement would be possible without compromising structural stability”.
5. In paragraph 11 the Inspector concluded that “The proposed methods to be used in both the excavation of the basement and for its construction are set out in the Basement Method Construction Statement. This demonstrates that the structural stability of buildings and land above it can be maintained”.
6. In paragraph 12 the Inspector concluded that “While the Construction Management Plan relates to the previously permitted scheme at the site which did not include a basement, it is reasonable to assume that the methods included within it would be at least broadly applicable to the appeal proposal. In any event, a construction management plan could be secured through condition”; and also in paragraph 12 “....I am satisfied that Thames Water Sewers appear to have no objection with regard to a basement development in this location, moreover it is confirmed there are no known sewers crossing the site”.
7. In paragraph 13, the Inspector concluded that “Consequently, the available evidence does not indicate that the proposal would cause harm to the structural stability of the building, neighbouring buildings and the highway, and in this regard, it accords with the requirements of Policy SP11 of the Haringey Local Plan (2017) and Policy DM18 of the Haringey Development Management DPD (2017). In summary, these policies seek basement development that will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, and should be of the highest standard of design”.
8. The appeal was dismissed therefore on a single issue, namely that the living conditions of future occupiers of the proposed development would be unacceptable with regard to daylight/sunlight and outlook in the basement.
9. This re-submission has therefore re-assessed the ability of the proposed basement to secure adequate daylight and sunlight on the basis that in all other respects the proposed development is acceptable and policy compliant.
10. The proposed floor plan for the basement has been re-designed and has been assessed in an up-to-date internal daylight assessment prepared by the Mach Group. The assessment dated the 14/02/2023 and annotated as Rev. 1 is attached in support of this planning application.

11. Table 5.2: Basement Room ADF included in the assessment at page 7 confirms that two areas within the proposed basement achieve a ADF of 1% or above. The layout of the basement has therefore been adjusted accordingly providing for clear access to daylight and sunlight throughout the basement floor plan with the exception of a bath/WC in the area where the ADL falls below the 1% threshold. The Daylight Assessment confirms on page 1 that:

“Overall, it is considered that the proposed development’s basement will be able to include two separate spaces that both achieve the targeted daylight levels. These rooms can be used as studies or bedrooms based on BRE guidance targets, and the rest of the floor can be used for non-daylight critical spaces such as a storage area, TV room, gym, bathroom, utility, etc.”
12. The BRE document states that the daylight criteria should only apply to living and occupied areas within the development, which includes kitchens, living rooms and bedrooms. A bathroom/WC is not therefore subject to a requirement to achieve daylight levels established in the BRE Guidance and ventilation can be achieved by mechanical means.
13. The only matter that was required to be addressed to overcome the Appeal Inspector’s concerns was to demonstrate that the proposed basement could achieve satisfactory daylight levels for living and occupied areas. The Applicant has commissioned a daylight assessment, and this demonstrates categorically that average daylight levels are achieved for the habitable areas and the proposed internal layout has been amended accordingly.
14. These changes are all that is required since in all other respects the Inspector in determining the appeal in September 2022 concluded acceptable that it was acceptable.
15. The proposals are therefore re-presented with a legitimate and reasonable expectation that they should benefit from a grant of planning permission.

Alan Gunne-Jones MRTPI

Managing Director

02 May 2023

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List of Planning Application Documents & Drawings

The planning application is supported by the following documents and drawings:

- a) Cover Note (this document)
- b) Basement Construction Method Statement
- c) Basement Impact Assessment
- d) Flood Risk Assessment
- e) Appeal Decision - APP/Y5420/W/22/3293573
- f) CIL Form 1
- g) Internal Daylight Assessment
- h) Design & Planning Statement
- i) Drawings:
 - a. 18.0282.01 REV A: Proposed Basement Construction Details
 - b. jw696-110: Original property, Site location & Block plan
 - c. jw696-112 REV H: Proposed new basement proposals.