



Flat a,
45 Langham Road,
London, N15 3QX

Design and Access Statement

June 2023

**PROPOSED OUTBUILDING EXTENSION
WITH GREEN ROOF OVER AT
FLAT A, 45 LANGHAM ROAD, LONDON, N15 3QX**

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1.0 Introduction

- 1.1 Drawing and Planning Ltd have been instructed by the applicant, Mr H. Balfour to submit a revised Planning Application, seeking consent for the erection of a detached outbuilding with a green roof on land to the rear of the existing host dwelling at Flat a, 45 Langham Road, London, N15 3QX.
- 1.2 This revised application, is submitted following the Grant of Planning Permission, issued by Haringey Council – Ref: HGY/2023/0687 for ‘Erection of rear outbuilding’, dated 4th May 2023. This revised application, seeks an alternative design, incorporating a green room detail, in conjunction with additional tree plantings in the garden, to aid in the sustainability credentials of the proposed development.
- 1.3 45 Langham Road, comprises an end-of-terrace property, currently arranged as three self-contained flats - Class C3. This application relates solely to the ground floor garden flat, known as Flat a, 45 Langham Road. The subject property sits on the western side of the street supporting a large garden amenity to the rear, bounded by neighbouring gardens from properties along both Belmont Road and Linden Road. The surrounding area is entirely residential in land use and character. The property is not listed nor does it fall within a conservation area.
- 1.4 Whilst arranged as multiple flats, the subject property retains its characteristic vernacular style with a conventional front garden area & a deep garden to the rear.

Planning History

- 1.5 Address: 45a Langham Road London N15 3QX
Decision: Approved subject to conditions
Decision Date: 04.05.2023
Description: Erection of rear outbuilding
- 1.6 Address: 45 Langham Road London N15 3QX
Decision: Approved subject to conditions
Decision Date: 11.09.1985
Description: Conversion into one flat and two maisonettes.

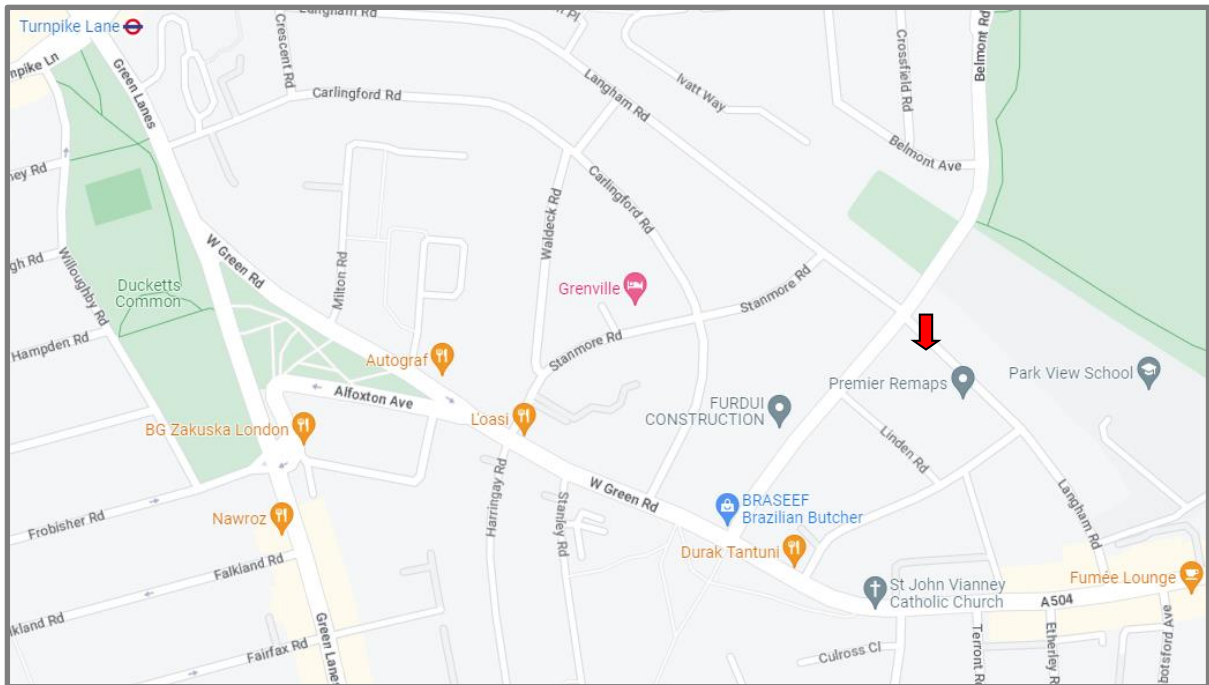


Fig. 1: Map of the local area



Fig. 1: Map of the local area

2.0 Proposal and Assessment

- 2.1 This application, relates to works proposed to a ground floor garden flat, which benefits from sole use of the garden amenity to the rear of the building.
- 2.2 This revised Planning Application, proposes the erection of a rear outbuilding to provide a home office amenity / recreational space for the host dwelling. The detached structure would support a flat roof form, finished with a sedum green roof detail, set to a maximum height of 2.8m at the eaves, when measured from ground level. It is advised that the additional height, is required to support the green roof.
- 2.3 The proposed structure would be limited to part width of the rear garden space and would support a depth of 5 meters. A single window set is proposed to the front elevation overlooking the main rear garden, to allow light and ventilation into the outbuilding/garden room.

Consideration

- 2.4 The main issues for consideration are as follows:
- a) Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
 - b) Whether harm would be caused to the living conditions of neighbouring residents.

Assessment

- 2.5 This revised proposal seeks to provide additional amenity space for the host dwelling, through the introduction of a detached outbuilding to the rear of the site, designed to be reminiscent of the principle of an outbuilding normally allowed via Permitted Development Rights (albeit with a marginal increase in height to 2.8m), to allow for the introduction of a sedum green roof detail, in conjunction with additional tree plantings in the garden, to aid in the sustainability of the proposed development. As such, the principle of an outbuilding to the rear of a residential-led property should be considered acceptable, however, the current property, does not benefit from the rights allowed by the GPDO, removed by virtue of the use of the site as multiple self-contained flats – Class C3.
- 2.6 This proposal therefore seeks Planning Permission for the introduction of a modest ancillary outbuilding into the rear garden. The timber-clad single-storey outbuilding will be of both visual benefit through the introduction of a sedum green roof and will offer the additional amenity space required by the applicant and his family.
- 2.7 From a review of similar ancillary outbuildings, seen within gardens to neighbouring properties, the applicant asserts that the placement of outbuildings within rear gardens, is characteristic of the surrounding area and contributes to the surrounding pattern of development. Due to the orientation of the subject property, the rear of the property is not prominent from the highway and therefore the proposed addition would not appear incongruous from any public vantage point. The proposed rear addition is to be finished in timber cladding to be aesthetically pleasing and to blend in with the garden surroundings and the existing boundary treatment. This choice of materials, in conjunction with the introduction of a green roof as proposed, is designed to minimise the structures appearance, thereby protecting the visual amenity and local character.

- 2.8 Consideration has been given to the neighbouring outbuildings to the rear of 38 Belmont Road, N15 3LT, 43 Langham Road, N15 3LT & 12 Linden Road, N15 3QB respectively, which support similar outbuilding structures in their garden amenities. Please refer to the Proposed Site Plan, annotating these similar neighbouring structures for contextual purposes.
- 2.9 The current proposal has therefore sought to mimic this established precedent through the placement of an outbuilding adjacent to the rear garden boundary. The design choice to include a sedum style green roof detail, will ensure the proposed structure would appear less bulky within the overall garden context.
- 2.10 In terms of context, the largely residential area supports an array of large single storey sheds and outhouses in many adjacent gardens. The structure will benefit from a brick shell & core, to provide thermal efficiency to the build, whilst supporting a timber-clad finish, to address the appearance of the building. **The proposal is therefore not considered to be out of context and therefore considered not to cause any harm to the character and appearance of the existing host dwelling, the street scene and the wider locality.**

b) Whether harm would be caused to the living conditions of neighbouring residents

- 2.11 The detached outbuilding would support a flat roof form, finished with a living sedum green roof detail, set to a maximum height of 2.8m at the eaves, when measured from natural ground level and would be finished with timber cladding.
- 2.12 The proposed structure would have no material effect on light, outlook or privacy for adjacent occupiers. The closest residential housing elevation in Linden Road is circa 16 metres away from the garden boundary. As noted previously, it is stressed that a large garden shed could be allowed under permitted development if not for the removal of this right, as a result of the previous approval for the redevelopment of the host dwelling into flats. The proposed tree plantings would support 2x Silver Birch trees, limited to a height of 1.8m and are proposed to replace a felled tree that previously stood adjacent to the rear boundary of the site. The impact of the proposed trees, are considered to be minimal.
- 2.13 **The proposal is therefore not considered to cause any harm to the living conditions of any neighbouring residents.**
- 2.14 With a view to addressing the Council's Equality and Diversity requirements, it is considered that the proposal does not conflict with either the Council's Equalities Policy or the commitments set in the Equality Scheme. This application is therefore considered to assist the Council in meeting its statutory equality responsibilities.
- 2.15 In conclusion, having taken all material considerations into account, the applicant considers that the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. As such, this application should be granted consent.

3.0 Policy Considerations

CENTRAL GOVERNMENT GUIDANCE

National Planning Policy Framework (NPPF)

- 3.1 The new National Planning Policy Framework (NPPF) came into force in 2021 and has replaced the previous version of the NPPF published in 2018. Where pertinent, the NPPF will be considered a material consideration by the Local Planning Authority and as such, it will be taken into account in decision making process as appropriate. Paragraph 2 of the NPPF emphasises that:

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”

- 3.2 At the heart of the NPPF is a presumption in favour of sustainable development. In paragraph 7, the document identifies that:

“The purpose of the planning system is to contribute to the achievement of sustainable development.”

- 3.3 Paragraph 11 goes on to state that: “Plans and decisions should apply a presumption in favour of sustainable development.”

- 3.4 There are principally three overarching objectives to achieve sustainable development. These are based on the associated economic objective, the social objective and the environmental objective. In terms of the economic aspect sufficient land of right types has to be made available in the right places and at the right time where there is a demand to support growth, innovation and improved productivity. The social role is focused on providing the supply of number and range of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being. The environmental objective is to contribute to protecting and enhancing the natural, built and historic environment. The NPPF goes on to stipulate:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.”

- 3.5 Chapter 4 is entitled ‘Decision making’ and encourages Local planning authorities to approach decisions on proposed development in a positive and creative way. The NPPF goes on to stress that:

“They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

- 3.6 Decision makers at every level should seek to approve applications for sustainable development where possible.”
- 3.7 Chapter 11 is entitled ‘making effective use of land’ and emphasises that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It is inevitable that for compliance with the NPPF and in the spirit of progress higher densities are often required, especially where sites fall within sustainable and urban locations.
- 3.8 At paragraph 124, planning policies and decisions are required to support development that makes efficient use of land and should take into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.
- 3.9 Paragraph 125 goes on to indicate that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.
- “a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
- b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
- c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

LOCAL PLANNING POLICY

3.10 London Borough Haringey Development Management Development Plan Document 2017 is deemed most relevant for consideration of this planning application.

3.11 **Policy DM1** - Delivering High Quality Design

Haringey Development Charter

A) All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b Make a positive contribution to a place, improving the character and quality of an area;
- c Confidently address feedback from local consultation;
- d Demonstrate how the quality of the development will be secured when it is built; and
- e Are inclusive and incorporate sustainable design and construction principles.

3.12 Design Standards & Character of development

B) Development proposals should relate positively to their locality having regard to:

- a Building heights;
- b Form, scale & massing prevailing around the site;
- c Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e Rhythm of any neighbouring or local regular plot and building widths;
- f Active, lively frontages to the public realm; and
- g Distinctive local architectural styles, detailing and materials.

3.13 The Policy goes on to state that proposals should avoid harmful impacts, especially to the amenity to neighbouring buildings, local character and heritage assets. The Council considers that new development should enhance the quality of life of those living and working in the Borough, as well as those visiting it.

3.14 **Policy DM12** – Housing Design & Quality

- A) All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- B) Ground floor family housing should 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.

- C) In areas of especially poor residential environmental quality, development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.
- D) Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

Residential Extensions

- E) 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.
- F) New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.
- G) Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where Appropriate, including the South Tottenham House Extensions SPD.

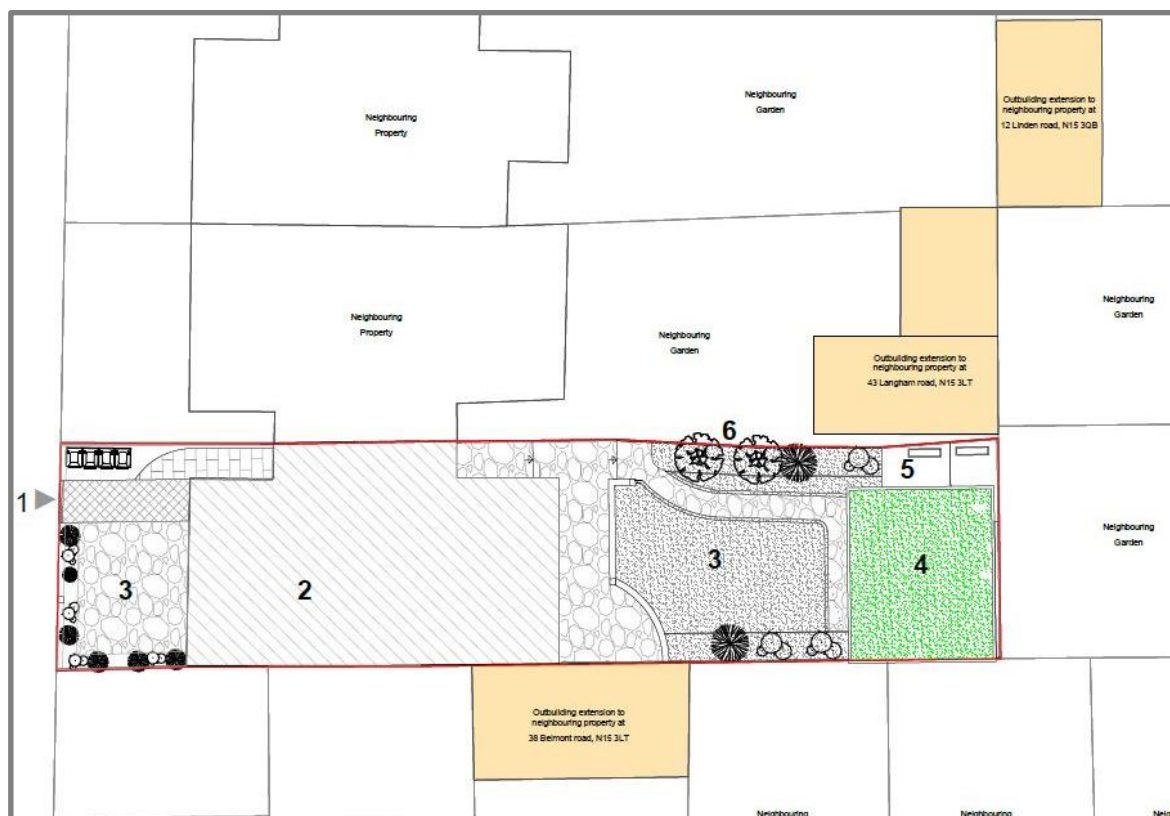


Fig. 3: Proposed Site Plan, annotated to show similar neighbouring Outbuildings for contextual purposes

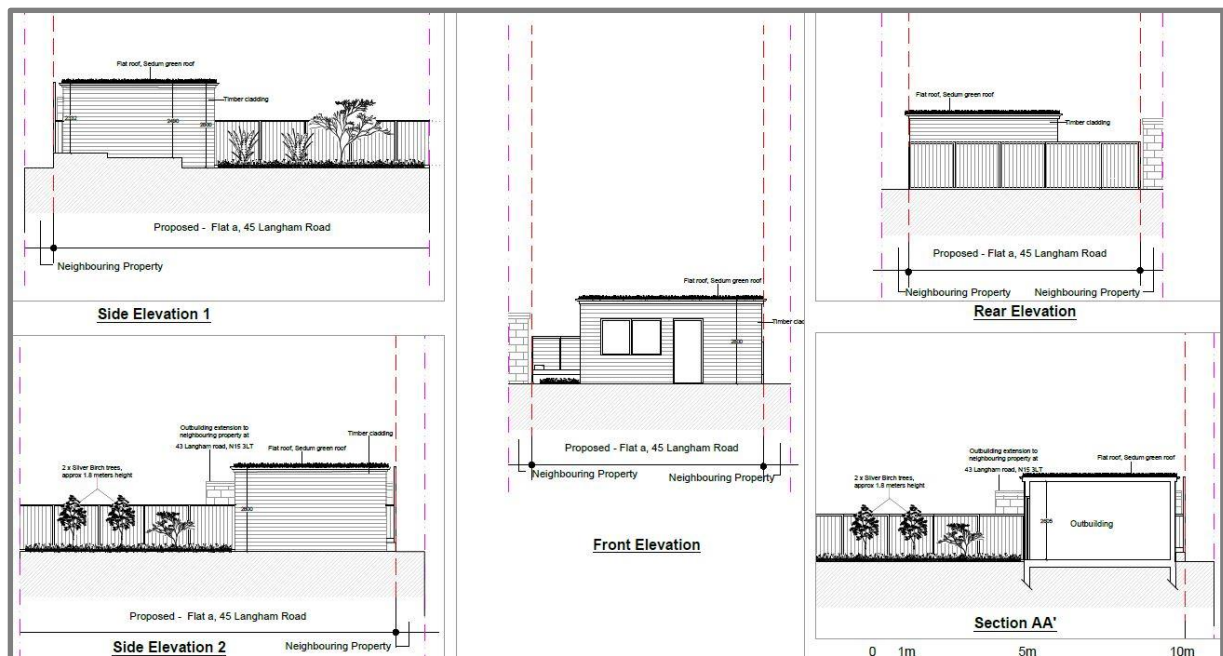


Fig. 4: Proposed Outbuilding Elevations and Section

4.0 Conclusion

- 4.1 This application seeks Householder Planning Permission for the erection of a single storey outbuilding with a green roof, on land to the rear of the host dwelling, for purposes incidental to the enjoyment of the existing garden flat family dwelling.
- 4.2 This revised application, is submitted following the Grant of Planning Permission, issued by Haringey Council – Ref: HGY/2023/0687 for ‘Erection of rear outbuilding’, dated 4th May 2023. This revised application, seeks an alternative design, incorporating a green room detail, in conjunction with additional tree plantings in the garden, to aid in the sustainability credentials of the proposed development.
- 4.3 This revised application will see the proposed outbuilding measures 2.3m in height along the rear boundary line, raising up to 2.8 metres in height at its highest point, with other examples of outbuildings in neighbouring gardens. It is therefore not considered that the proposal would adversely impact neighbouring amenity by way of overbearingness, loss of daylight/sunlight or loss of privacy. The applicant therefore asserts that the development be considered acceptable.
- 4.4 Having taken all material considerations into account, it is considered that the proposed development would not have any material impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers.
- 4.5 For the reasons outlined above within this statement, it is respectfully requested that the Council look upon the scheme favourably and recommend this application for approval.