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DATE: 01/06/2023

DESIGN & ACCESS STATEMENT

DESCRIPTION:

Proposed Rear Extension

PREPARED FOR:

Cheryl Scott
157 Mount Pleasant Road
Haringey
London
N17 6JH

REF: 23.013

PREPARED BY: Mr. Irfan Kaya

1. INTRODUCTION, PURPOSE AND DEVELOPMENT PROPOSAL

1.1 Introduction

- 1.1.1. Cadoo Limited, has been appointed by the applicant to prepare the necessary drawings and supplementary documents to obtain planning consent for installation of a 3.5m rear extension including a three-pane sliding door and two skylights at 157 Mount Pleasant Road 'site'.
- 1.1.2. The proposed elements have been carefully considered to ensure the proposed changes are both in keeping with the road and matching similar developments in terms of character within the area.
- 1.1.3. This statement should be read in conjunction with the drawings which indicate the external materials along with the architectural forms.

1.2 Purpose

- 1.2.1. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this statement is therefore,
 - to identify development plan policies that may be relevant in the assessment of the development proposal; and
 - to consider whether the proposal conflicts with their provisions and, if so, whether there are material considerations that outweigh any conflict with the development.
- 1.2.2. The Courts have determined that it is enough that a proposal accords with the Development Plan when considered as a whole. It is not necessary to accord with each policy contained within the Development Plan. Indeed, it is not at all unusual for development plan policies to pull in different directions.
- 1.2.3. The position was confirmed by Patterson J in his judgement in Tiviot Way Investments Ltd v Secretary of State for Communities and Local Government and Stockton-on-Tees BC [2015] EWHC 2489 Admin) at paragraph 31:

“I do not accept, lest it be thought to establish the proposition, that the case of Hampton Bishop (supra) establishes that a breach of one key policy was sufficient to find conflict with the development plan as a whole.”
- 1.2.4. In addition, R (Kverndal) v Hounslow LBC [2015] EWHC 3084 (Admin) confirms that the Development Plan must be read as a whole so that conflict with one or more policies does not mean that planning permission should be refused.

- 1.2.5. Furthermore, the NPPF (2019) also recognises this in paragraph 3 where it is made clear that the Framework should be read as a whole.
- 1.2.6. The purpose of this statement is therefore to identify Development Plan policies that are relevant in the assessment of the development proposals. Then to determine if the proposals conflict with their provisions and if they do, to determine whether there are material considerations which outweigh such conflict.

1.3. Development Proposal

- 1.3.1. The proposed development to obtain planning consent for installation of a 3.5m rear extension with a three-pane sliding door and two skylights.
- 1.3.2. The proposed works intend to install a rear extension, the use class will remain as existing Use Class C3.
- 1.3.3. The application site has a ground floor Gross Internal Area (GIA) of 66.5m².

2. SITE LOCATION, DESCRIPTION AND PLANNING HISTORY

2.1. Site

- 2.1.1. The application site is at the ground floor of a mid-terrace building located at on Mount Pleasant Road, Haringey, situated opposite of Miller Memorial Methodist Church. The street has a mixture of uses along the road consisting mostly of retail and housing.
- 2.1.2. The site falls under very low risk of flooding and the impact on surface water run-off is very low as shown below.



Flood map for planning

Your reference
N17 6JH

Location (easting/northing)
533181/190077

Created
9 Mar 2023 16:39

Your selected location is in flood zone 1, an area with a low probability of flooding.

- 2.1.3. The site is not listed nor located within a designated conservation area.

3. PLANNING ASSESSMENT

3.1. Development Plan

3.1.1. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan relevant to the application site comprises:

- National Planning Policy Framework (July 2021);
- London Plan (March 2021);
- Haringey Strategic Policies (2013); and
- Haringey Development Management Policies (2017)

3.1.2. The appropriate weight needs to be applied to the policies and other material considerations, such as national planning policy.

3.2. National Planning Policy Framework (July 2021)

3.2.1. The NPPF provides general advice alongside the presumption in favour of sustainable development. Paragraph 7 notes that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 126 expresses the importance of creating high quality buildings and places which is fundamental to what the planning and development process should achieve. Paragraph 130 (f) seeks to ensure developments create places that are safe, inclusive and accessible and which promote health and well-being.

3.2.2. The NPPF advises design should be sustainable and should conserve heritage assets. The NPPF provides general advice on design and the conservation of heritage assets, to be read alongside the presumption in favour of sustainable development. Paragraph 189 of the NPPF, amongst other matters, seeks the conservation of heritage assets in a manner “appropriate to their significance”.

3.2.3. Paragraph 126 expresses the importance to create high quality buildings and places which is fundamental to what the planning process should achieve. It further states that good design is a key aspect of sustainable development which helps create better places to live and work.

3.3. London Plan (March 2021)

3.3.1. The recently adopted London Plan provides a high level planning policy position for forward planning and decision-making by local planning authorities within London. The most pertinent planning policies are identified below:

- Policy D1 Part A of London's form, character and capacity for growth: Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth. Area assessments should cover the elements listed below:

- 2) housing types and tenure

- 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density)

- 8) topography and hydrology

- 9) land availability

- 11) land uses

- Policy D3 Part A of Optimising site capacity through the design-led approach: All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity.

- Policy D4 Part B of Delivering good design: Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform plan-making and decision-taking, and to engage Londoners in the planning process.

Part C: Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.

- Policy D6 Part A of Housing quality and standards: Housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

Part D: The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

- Policy H2 Part B of Small Sites: Boroughs should:

- 1) recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites.

- 2) where appropriate, prepare site-specific briefs, masterplans and housing design codes for small sites.

- 3) identify and allocate appropriate small sites for residential development.

- 4) list these small sites on their brownfield registers.

- 5) grant permission in principle on specific sites or prepare local development orders.

3.4. Haringey Strategic Policies (2013)

3.4.1. The following policies from Haringey Strategic Policies are considered pertinent to the determination of this application:

- Policy SP11 Design: All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:
 - Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
 - Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

3.5. Haringey Development Management Policies (2017)

3.5.1 ▪ Policy DM1 Part B of Delivering High Quality Design: 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;

3.5.2 ▪ Policy DM12 Part A of Housing Design and Quality: All new housing and residential extensions must 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: 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.

Part 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.

3. DESIGN

4.1 Proposal

- 4.1.1. The proposed works intend to install a 3.5m rear extension matching the existing materiality, sloped extension at maximum 3.45m to 2.5m in height.
- 4.1.2. The proposed extension includes a three-pane sliding door and two skylights.

4.2 Conclusion

- 4.2.1. Overall, these proposals, installation of a 3.5m rear extension in connection with the occupation of 157 Mount Pleasant Road is acceptable. The proposed works would be entirely in accordance with national policy guidance and the Haringey Strategic Policies (2013). The proposed extension, sliding door and skylights are entirely complimentary to the building, its commercial surroundings its setting within its existing commercial surroundings.
- 4.2.2. Should there be additional information or clarification required to progress this application please do not hesitate to contact Cadoo Ltd.