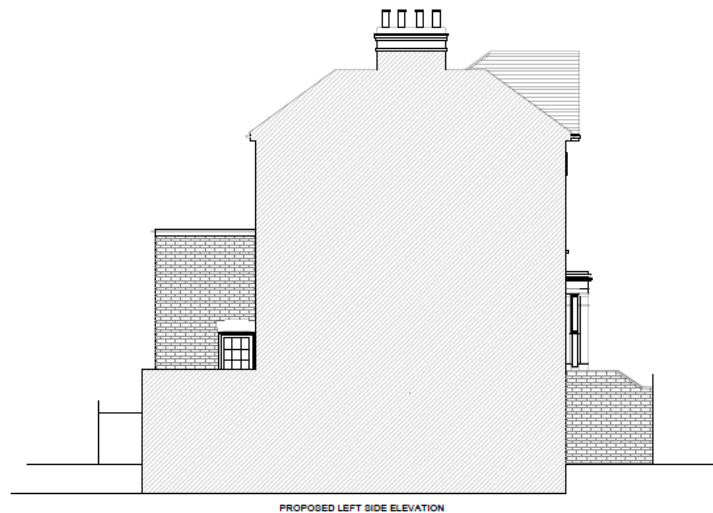


PLANNING, DESIGN & ACCESS STATEMENT

32 ENDYMOIN ROAD

Development comprising the conversion of a single family dwelling into 3 self-contained apartments.



August 2023

1.0 Introduction

2.0 Site and Surroundings

3.0 Planning History

4.0 Proposed Development

5.0 Planning Policy

6.0 Planning Analysis

7.0 Conclusions

1.0 Introduction

- 1.0 Planning permission is sought for the conversion of a single family dwelling into 3 self-contained apartments.

2.0 Site & Surroundings

- 2.1 The site is located on the northern side opposite to Finsbury Park, South West of the junction of Green Lanes.
- 2.2 The site is located within an area of a low Surface Water Flood Risk and low ground water flood risk. The site does not form part of a Conservation nor is it in close proximity to heritage assets.

Figure 1 Location Plan and Aerial Plan

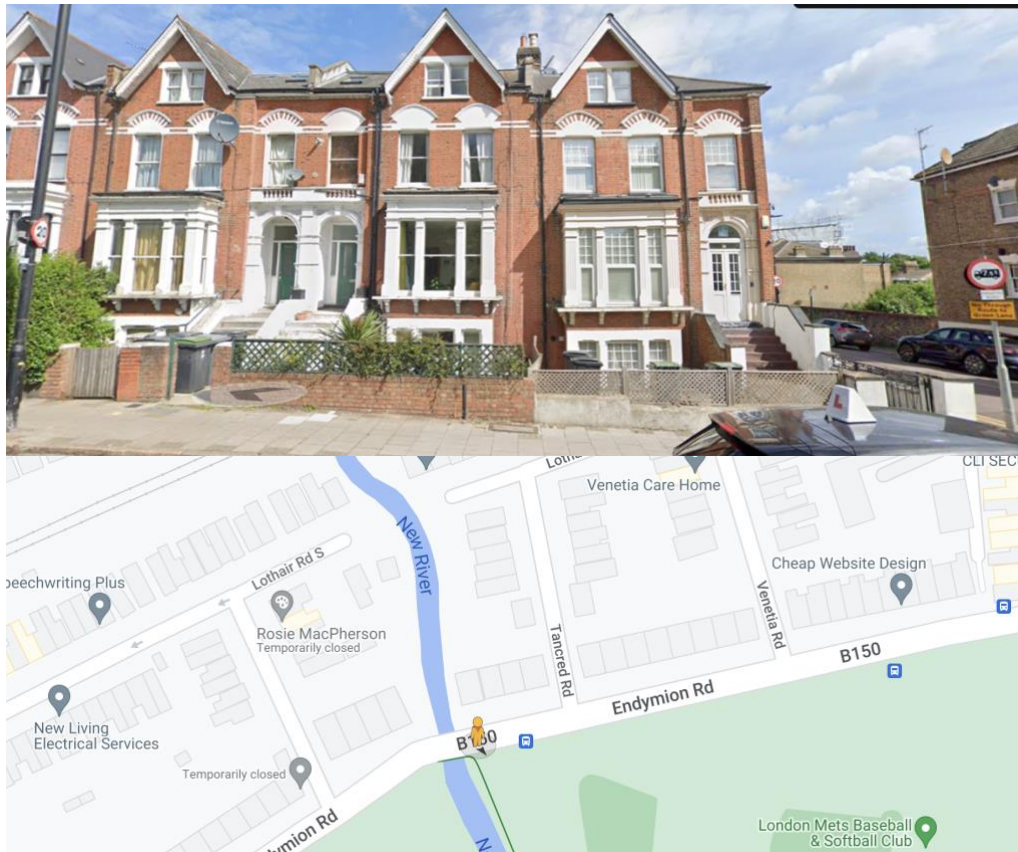
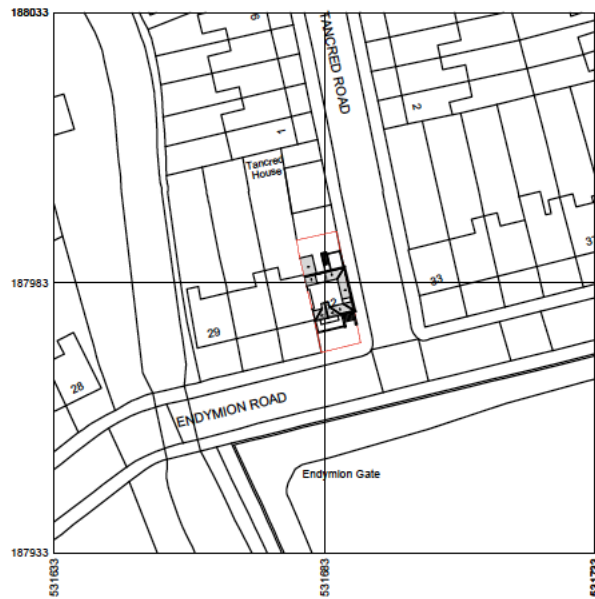
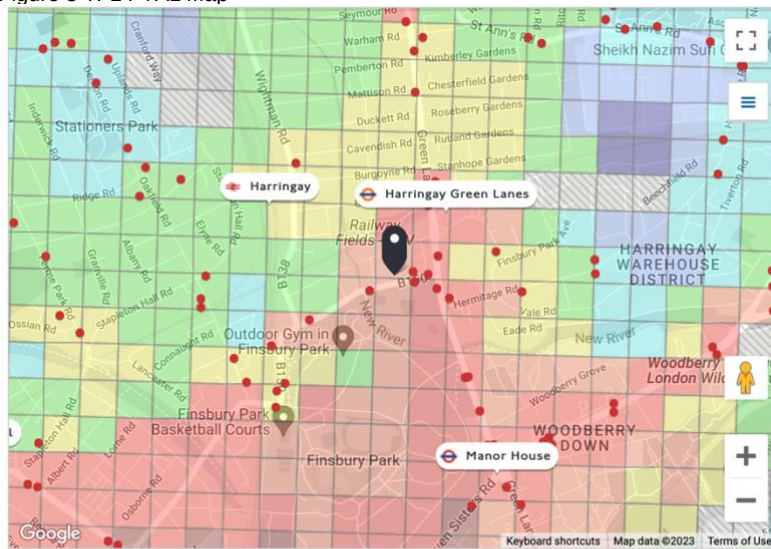


Figure 2 Existing Block Plan



- 2.4 The site has a Public Transport Accessibility Level of level of 2 (on a scale of 1 to 6b), which is considered to be a reasonably good level of public transport accessibility.

Figure 3 TFL PTAL Map



You can click anywhere on the map to change the selected location.

PTAL output for Base Year
5

N4 IEQ

Endymion Rd, Finsbury Park, London N4 IEQ, UK

Easting: 531748, Northing: 187996

3.0 Planning History

- HGY/2010/0872 - Erection of third floor rear extension - Granted permission (with conditions)
- HGY/2016/2062 - Certificate of Lawfulness for the proposed use of part of property as taxi office - Permitted Development
- HGY/2008/0021 - Erection of single storey 1 bedroom dwelling house - Approved.

4.0 Proposed Development

4.1 The proposal comprises the following:

- Conversion and extension of an existing family dwelling
- Provision of a three-storey building
- Provision of a mixture of 2 x 3 Bed and 1 x 1 Bed units totalling 3 residential units
- Amenity space provision
- Landscaping

Figure 4 Proposed Block Plan

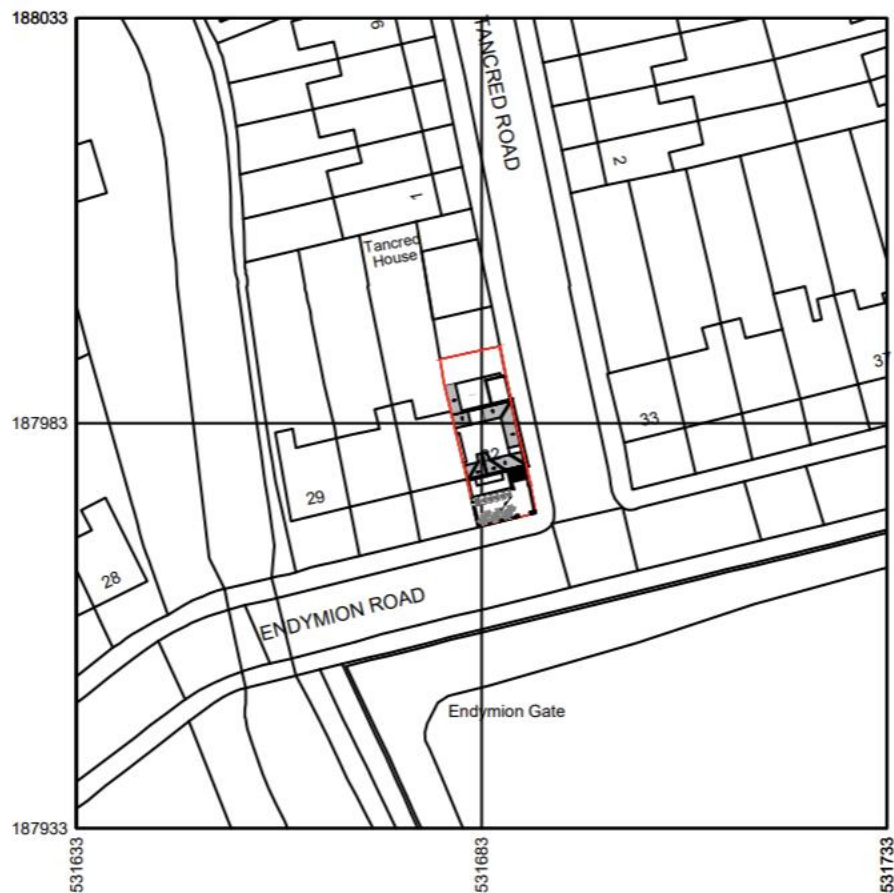


Figure 5 Proposed Elevations



5.0 Planning Policy

- 5.1 Shorplans are cognisant with the development plan for the area. As such this part of the Planning, Design and Access Statement sets out the most relevant policies.
- 5.2 The National Planning Policy Framework (July 2021) identifies core planning principles which should underpin both plan-making and decision taking. These overarching policies have been taken into account.

5.3 The Development Management Plan

This Section outlines the relevant planning policy context which will be considered in the determination of the application proposals.

The Haringey Development Management Plan adopted 24th July 2017 clearly sets out the criteria on which this type of housing development should be considered.

This proposal meets with the general pitch of DM11 Housing Mix in that the overall balance in this area will not upset with a new preponderance of one type of accommodation.

It also follows the requirements in DM12 Housing Design and Quality by responsibly repairing and retaining the original appearance of the property.

5.4 The most relevant policies which have been duly considered are as follows:

National Planning Policy Framework 2012

In March 2012, the National Planning Policy Framework (NPPF) was published by the Department of Communities and Local Government. The NPPF sets out the Government's economic, environmental, and social planning policies for England; it states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of development management, the NPPF advises that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system and, which should be seen as a "golden thread" running through both plan making and decision taking.

London Plan 2016

The London Plan (as amended 2016) provides the strategic policy context for all of London and seeks to provide an integrated framework for its development to 2031.

The Mayor's strategic policies aim to provide more homes, promote opportunity and provide a choice of homes for all Londoners that meet their needs at a price they can afford.

There is a recognised need for all housing types and Policy 3.3 of the London Plan seeks to increase housing supply.

The proposal, by virtue of providing an additional self-contained residential unit responds to the "desperate" and "pressing" housing need as identified in the London Plan.

Policy 3.4 seeks to optimise housing potential and Policy 3.5 seeks housing developments to be of the highest quality.

Supplementary Planning Guidance

Haringey's Sustainable Design and Construction SPD (2013) makes specific reference to the in heating. This development will meet these critical aims.

6.0 Planning Analysis

Principle of Development

- 6.1 Policy BC4 of the Boroughwide Development Policies DPD will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built)
- 6.2 Increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11). The proposal would make a valuable contribution to the housing supply which should be welcomed in principle.
- 6.3 Paragraph 11 of the NPPF also sets out that where relevant development policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The development pattern, layout and siting

- 6.5 The main entrance is clearly visible, identifiable and directly accessible from the public realm in accordance with the Local Plan.
- 6.6 Local Plan Policy DM36.5 states that proposals should create building lines and frontages which positively reinforce the existing public realm and streetscene. The front building line respects the established building line and the overall form and massing respects the urban grain of the immediate and wider locality.

The scale, height, massing, and density

- 6.7 The proposed development complies with Policy DM10.1 through ensuring the following is duly considered in the context of the surrounding area:
 - a. The development pattern, layout and siting;
 - b. The scale, height, massing, and density; and
 - c. The appearance, existing materials and built and natural features;

Layout and siting

- 6.8 The proposed layout addresses all frontages and maximises the development potential of the site whilst respecting the development pattern.
- 6.9 The proposed building respects the established building line as shown on the site plan. The rear projection is marginal.
- 6.10 The proposed development would respect the urban realm and would contribute the streetscene and would not depart significantly from the prevailing urban grain.

Scale

- 6.11 Policy DM10.1 seeks to ensure new development seeks to achieve a minimum of three storeys in height, whilst respecting the character of the locality. The building incorporates a single storey rear in-fill extension which is appropriate given the location presenting a unique opportunity for development; contributing to creating a clear hierarchy of well-defined streets and spaces, which in turn reinforces the legibility of the scheme. As such the development complies with DM10.1.

Impact upon the amenities of adjoining occupiers

- 6.12 The nearest residential occupiers will not be unduly affected by the development given the residential character of the area, the separation distances afforded and the sound insulation provided. It is also considered that the minimal height of the building and siting of fenestration would prevent any undue overlooking, loss of privacy or a loss of daylight and sunlight.

- 6.13 Our client is also will also need to carry out the following after consent by condition:

- construction and demolition environmental management plan (to include control of noise and dust from construction and demolition activities and a construction logistics plan (CLP)) to be submitted pre-commencement
- Sound insulation/noise requirements for plant and machinery
- Light pollution

Standard of Accommodation

- 6.14 The proposed units comply with the DCLG's Technical Housing Standards: National Described Space Standards (March 2015). Amenity space is provided for the proposed units. Communal bin and recycling storage will be provided. Overall, the proposed units provide a good standard of design and layout, much needed living accommodation for future occupiers.

Highways

- 6.15 The site is located within a sustainable location, which good public transport access and links. Furthermore, the site is within a short distance of the Town Centre.

Trees and Landscaping

- 6.16 No existing tree will be affected by this development.
- 6.17 We would be happy to agree a pre-commence condition in relation to the provision of a landscaping scheme to provide details of all boundary treatment, plant species, hard and soft landscaping including amenity areas and related equipment (i.e BBQs).

Sustainability

- 6.19 The proposed property would meet the necessary sustainability standards as follows:
- Permeable paving will be utilised and filter drains to attenuate and slowly release rainfall;
 - Achieve the national technical standard for energy efficiency in new homes (2015) - a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013);

- Indoor water use and average water consumption units will be no greater than 105 l/p/day;
- Document M: Part M Access to and Use of Buildings will be complied with; and
- Document Q: will also be complied with in relation to Security.

Ecology

- 6.20 Natural England's standing advice has been referred to and a basic phase 1 ecological survey will be carried out accordingly.

Other Matters

- 6.21 We understand that given the relatively small size of the site and the unit yield, section 106 contributions will not be sought; however CIL is entirely relevant.

Summary

- 6.22 We trust the above and enclosed provides sufficient details for your consideration of the submitted pre-application. If you have any queries, please do not hesitate to contact us at this office.

7.0 Conclusions

- 7.1 The proposed development provides a high-quality sustainable development
- 7.2 This statement, clearly demonstrates that the proposed development will comply with the policies in the Development Plan.
- 7.3 There are no matters which significantly nor demonstrably outweigh the clear benefits of the proposal. For this reason, it is respectfully requested that planning permission is granted.