



CAUSEWAY
PLANNING

Planning Statement

No. 8a Alexandra Road, London N8 0PP

Prepared on behalf of:

Moreland Investments Limited

August 2023

Document Control

Project: No. 8a Alexandra Rd, London N8 0PP

Client: Moreland Investments Limited

Our Job Ref: CP-0021

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Date: 16 August 2023

Revision: 01



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1.0 Executive Summary

1.1 Introduction

- 1.1.1 This planning statement has been prepared by Causeway Planning on behalf of Moreland Investments Limited ("the Applicant"), and is submitted to the London Borough of Haringey ("the Council") in support of a planning application at 8a Alexandra Rd, London N8 0PP ("the Application Site") for the demolition of the existing rear extension and the construction of a new rear extension to accommodate a new one bedroom apartment.
- 1.1.2 The application site currently accommodates a three storey semi-detached property (8 Alexandra Road) comprised of three separate apartments (Use Class C3) over ground (8a), first (8b) and second (8c) floor level with parking in the hardstanding area to the front and communal garden areas to the rear. The site is not located within or adjacent to a Conservation Area or in the vicinity of any listed or locally listed buildings.
- 1.1.3 This minor planning application seeks approval for the demolition of the existing ground floor rear extension associated with the existing two-bedroom apartment at 8a Alexandra Road and the reconfiguration and new rear extension of the property to allow for the introduction of a new one-bedroom apartment (Use Class C3). The two apartments will have access to separate dedicated rear gardens, bicycle storage, refuse and recycling storage. The front garden space will also be upgraded to continue to provide car parking.
- 1.1.4 It has been demonstrated through the enclosed Design and Access Statement and this planning statement that the scheme subject to this planning application will present as a modest but positive addition that will contribute to local housing need. It will not result in any harm to the existing outlook, privacy or daylight and sunlight currently enjoyed by adjacent properties and will not impact on any trees in proximity to the site, including those along the site boundary.
- 1.1.5 The proposed development is therefore considered to fully align with the NPPF, London Plan and existing and emerging Local Plan Policies and relevant supplementary guidance.

1.2 Supporting Application Documents

- 1.2.1 This planning statement should be read in conjunction with the following additional documents, which accompany the application:
- Application Form – prepared by Causeway Planning;
 - CIL Form – prepared by Causeway Planning;
 - Site Location Plan and Block Plan – prepared by Jamie Whelan Studio;
 - Existing and Proposed Floor Plans, Elevations and Sections – prepared by Jamie Whelan Studio;
 - Design and Access Statement – prepared by Jamie Whelan Studio;

2.0 Site Location and Description

2.1 Application Site

- 2.1.1 The 0.02 hectare site lies within the administrative area of the London Borough of Haringey. It is located on the eastern side of Alexandra Road close to its junction with Turnpike Lane to the south.
- 2.1.2 The site is less than 5 minutes' walk (0.3 miles) from the Turnpike Lane tube station (Piccadilly line), providing a direct connection to central London within 15 minutes, and 9 minutes' walk (0.4 miles) to the Hornsey main line station, providing direct access to London Kings Cross in 19 minutes. The site therefore unsurprisingly has a PTAL rating of 6a (Excellent).
- 2.1.3 The Local Centre of Turnpike Lane to the south of the site and the Primary Shopping Area on Green Lanes and Westbury Avenue, a short distance to the east, provide an excellent range of services and facilities. Ducketts Common is the closest large open space in the area, approximately 2 minutes' walk to the east of the application site along Turnpike Lane. The site does not lie within a conservation area, nor does it contain any listed buildings, and is located within Flood Zone 1 (low probability of flooding).
- 2.1.4 The application site is 13 metres long and 8 metres wide and consists of a three storey semi-detached property known as 8 Alexandra Road, which is set back from the street, creating a front driveway that currently houses 3 parking spaces, bins, and the main access to the property. The property accommodates three separate apartments (Use Class C3) over ground (8a), first (8b) and second (8c) floor level with the second floor apartment also within the client's ownership.



Figure 1: Aerial Photograph of the site from the south

2.1.5 This planning application relates to the 91 sq. m GIA two-bedroom ground floor apartment known as No. 8a Alexandra Road. This property is accessed from the communal entrance to the front of the property and includes a living room and two bedrooms within the original front part of the property and a kitchen, utility room and study within a poor quality single storey modern addition to the rear (see Figure 3 below). The remainder of the rear of the site is comprised of a large hard landscaped garden area that is shared by all three apartments in the building.

2.1.6 The garden area for No. 8a is accessed via double doors within the utility room and study of 8a Alexandra Road and through a dedicated private gate and short laneway to the southern side of the property. The gated laneway also allows residents of the upper level apartments to access their shared garden to the rear.



Figure 2: View of property from Alexandra Road



Figure 3: View of rear elevation and extension and rear garden area

2.1.7 The predominant surrounding context is that of 3-4 storey Victorian buildings finished in red brick to the front and London stock buff/brown brick to the rear. The mirrored semi-detached property to the north of the application site (No. 10 Alexandra Road) benefits from a similar single storey rear extension to the rear, with a two metre high fence forming the rear shared boundary between the properties. This adjacent property appears to share a rear yard area with No. 12 Alexandra Road that appears to be in use as a car mechanics garage and includes a single storey shed to the north eastern end of the yard.

2.1.8 The laneway used by the apartments on the application site to access the rear garden spaces runs along the southern boundary fence. Beyond this laneway are the rear yard areas (some with mature tree planting) and single storey rear extensions associated with ground floor commercial properties within the 4 storey terraced properties at Nos. 2-6 Alexandra Road and 72a-82a Turnpike Lane. These properties are understood to have residential use from first to fourth floor level, with the rear elevation of the Turnpike Lane properties being c. 25m from the application site boundary.

2.1.9 To the east of the site are the retained garden areas (totalling 101 sq. m) associated with No. 8b and 8c on the application site. These garden areas are heavily planted and include a large mature

tree. Beyond these gardens is the blank southern elevation of the rear extension to 72a Turnpike Lane and the long rear garden of 1a Burghley Road.

3.0 Relevant Planning History

- 3.1 The site has a limited planning history with planning permission granted on 02 November 1981 for the conversion of the property into three self-contained apartments (Council ref: OLD/1981/0017).

4.0 Development Proposals

- 4.1 The proposals seek to demolish the existing single storey rear extension to allow for the delivery of a new 50 sq. m one-bedroom apartment within a new single storey rear extension set back from the north, south and eastern boundaries of the site and generally matching the height of the rear extension at No. 10 Alexandra Road to the north. The new apartment will be accessed from the existing upgraded laneway along the southern boundary of the site.
- 4.2 The existing two-bedroom apartment will be subject to minor re-organisation within the main building and will retain a GIA of 65 sq. m. It will continue to be accessed from the shared hallway entrance to the front of the building.
- 4.3 Both apartments will have access to 12 sq. m rear gardens along the eastern side of the application site and a 3 sq. m patio to the south. The rear garden for the retained two-bed apartment will be accessed via a new 12 sq. m pathway between the new extension and a replacement northern boundary wall (required due to demolition). The rear garden for the new one-bed and existing upper level properties will be accessed through new secure timber gated entrances with fob and key access along the existing laneway on the southern boundary of the site. A new boundary wall will separate the rear amenity spaces from the existing gardens for the upper level apartments of 8b and 8c to the east. Secure cycle parking for the new dwelling will be provided in the rear garden.
- 4.4 The design approach for the new rear extension and boundary treatments will include the predominant use of brick that is aligned with the surrounding context and contrasts with the white painted brick finish of the existing building. The new dwelling will benefit from a primary view to the east with the new south facing garden being accessed via large sliding doors from the living / dining area. The bedroom will benefit from a south facing window into the proposed private patio entrance area while high level windows and rooflights provide additional outlook and light into the property.
- 4.5 The hardstanding car parking area to the front of the property will be treated with new permeable paving to enhance the existing street frontage.
- 4.6 A more detailed explanation of the scheme proposal is set out in the submitted Design and Access Statement.

5.0 Planning Policy Context

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, any planning application for new development should be judged in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 In addition to the National Planning Policy Framework (NPPF) 2021, the development plan for the site comprises the London Plan (2021) and Haringey's Local Plan, including its Strategic Policies (consolidated in 2017) and Development Management DPD (2017). Further guidance is provided in the form of the Mayor's Housing SPG (2016); and the DCLG Technical Housing Standards - nationally described space standard (2015).

National Planning Policy Framework (NPPF) 2021

- 5.3 The NPPF sets out the Government's planning framework for England and is a key material planning consideration. Paragraph 11 of the NPPF requires that, in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development unless any adverse impacts would significantly outweigh the benefits when assessed against all relevant policies.
- 5.4 Paragraph 69 of the NPPF notes that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. It is noted that great weight should therefore be given to the benefits of using suitable windfall sites within existing settlements for homes. Paragraph 119 also notes that planning decisions should make as much use as possible of previously-developed and underutilised land, especially if this would help to meet identified needs for housing.
- 5.5 Finally, NPPF Paragraph 124 states that decisions should support development that makes efficient use of land, provided that it maintains an area's prevailing character and setting (including residential gardens). Paragraph 130 also states that developments should optimise the potential of the site whilst ensuring that they are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, add to the overall quality of the area and are sympathetic to local character and history.

London Plan 2021

- 5.6 The new London Plan (2021) was formally adopted in March 2021 and provides a statutory spatial development strategy for Greater London, setting out a framework for how London will develop over the next 20-25 years. It sets a housing delivery target for Haringey of 12,850 new homes over a ten-year period, with a target of 3,140 new homes on small sites (below 0.25 hectares in size). Key London Plan policies considered relevant to the determination of this application are listed below:

- Policy GG2: Making the best use of land;
- Policy GG4: Delivering the homes Londoners need;
- Policy G6: Biodiversity and access to nature;
- Policy G7: Trees and woodlands;
- Policy D1: London's form, character and capacity for growth;
- Policy D3: Optimising site capacity through the design-led approach;
- Policy D4: Delivering good design;
- Policy D5: Inclusive Design;
- Policy D6: Housing quality and standards;
- Policy D7: Accessible housing;
- Policy H1: Increasing housing supply;
- Policy H2: Small Sites;
- Policy SI 13: Sustainable drainage;
- Policy T5: Cycling;
- Policy T6.1: Residential Parking; and
- Policy T7: Deliveries, servicing and construction.

Haringey Local Plan: Strategic Policies (2013 – 2026)

5.7 The Haringey Strategic Policies 2013 (Consolidated with alterations since 2017) includes the following policies that are considered relevant when assessing the proposal:

- Policy SP2: Housing;
- Policy SP7: Transport; and
- Policy SP11: Design

Haringey Development Management Policies DPD (2017)

5.8 The Haringey Development Management DPD was adopted in July 2017 and includes the following policies that are considered relevant when assessing the proposal:

- Policy DM1: Delivering High Quality Design;
- Policy DM7: Development on Infill, Backland and Garden Land Sites;
- Policy DM10: Housing Supply;
- Policy DM11: Housing Mix;
- Policy DM12: Housing Design and Quality;
- Policy DM31: Sustainable Transport; and
- Policy DM32: Parking

6.0 Key Planning Considerations

6.1 Principle of Development

Intensification of Housing on-site

- 6.1.1 The scheme proposals seek to retain the residential function of the site but intensify development through the demolition of the existing outdated rear extension and its replacement with a new rear extension to accommodate a new one-bedroom apartment. It is therefore appropriate to assess whether the provision of an additional unit on the site is acceptable in principle.
- 6.1.2 The London Plan has identified a pressing need for housing. This includes a housing delivery target for Haringey of 15,920 new homes over a ten-year period (2019-2029), with a target of 2,600 new homes on small sites (below 0.25 hectares in size). This should be read alongside Local Plan Policy SP2, which seeks to make full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed a minimum target of 19,802 homes from 2011-2026. This policy and Local Plan Policy DM10 (Part D) make specific reference to 'windfall' development as being acceptable where this complies with the relevant policies of this Plan.
- 6.1.3 It is considered that the net gain of one residential dwelling on the site should weigh in favour of the development and that there should be a presumption in favour of the development, as allowed for in Paragraph 11 of the NPPF. To support this, it can be demonstrated within the remainder of this planning statement that the proposals comply with all other relevant policies and material considerations, thereby allowing the benefits of this scheme to demonstrably outweigh any potential adverse impacts.

Principle of backgarden development

- 6.1.4 The principle of backgarden development has already been established on the application site with the existing rear extension. The proposed replacement extension seeks to marginally extend this existing development footprint to allow for the delivery of a new residential unit.
- 6.1.5 Paragraph 124 of the NPPF states that development making efficient use of land should be supported, provided that it maintains an area's prevailing character and setting (including residential gardens). Similarly, London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.
- 6.1.6 Policy DM7 of the Haringey Development Management DPD states that there will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots and generally, back gardens have an established layout that form the context of the wider character and appearance of areas. However, the application site portrays a number of important characteristics that render it suitable for intensification without acting as any form of

unwelcome precedent. This includes the fact that the majority of the proposed footprint for the new residential dwelling is already developed by the existing rear extension. There is also a variation in housing design, size, scale and materials within the locality while the pattern of development is that of a dense-knit built-up area.

6.1.7 It is considered more relevant in this instance to consult Part B of Local Plan Policy DM7, which includes a number of criteria or requirements that should be met for infill / backland development. These criteria are considered to be fully met by the proposals as detailed below:

- The site is very well served by transport and local amenities so represents an appropriate location for intensification of windfall sites;
- The modest extension will remain subordinate to the main building to the front of the site and will relate appropriately and sensitively to the architecture and scale of adjacent buildings by providing a creative response to the characteristics of the site and established pattern of development in the area;
- There are extensive precedents for development within rear gardens surrounding the site, while the dense tree canopies surrounding the proposed building footprint provide high quality screening;
- There will be access to good quality amenity space for all residential units on the site, with the upper level apartments benefitting from a more clearly defined area of dedicated private rather than communal amenity space to the east;
- High quality new residential accommodation will be delivered on the site, with no harmful impact on the residential amenity of adjoining properties (including those existing at the upper levels on the application site) in terms of overlooking, loss of outlook or overshadowing;
- Due to the quality of landscaping and planting proposed within this planning application (the details of which will be agreed through condition), the proposals will be considered to result in a net improvement in green infrastructure and biodiversity on the site relative to the existing poorly maintained hard surfaced garden space; and
- The proposals will have a minor positive impact on the street scene through the upgrade and repair of the front garden area. There will also be additional passive surveillance and increased security along the existing side laneway, which will act as the primary access for the new residential unit and access to the rear gardens for the two upper level apartments.

6.1.8 For the above reasons, the principle of marginally extending the built form within the rear garden area of the application site to accommodate an additional dwelling is considered to be fully compliant with Paragraph 124 of the NPPF and Local Plan DM7 and would make a beneficial use of this site.

6.2 Design, Scale and Massing

- 6.2.1 Paragraph 130 of the NPPF 2021 notes that developments should be visually attractive in terms of architecture, layout, and landscaping and sympathetic to local character and history while not preventing or discouraging appropriate innovation or change (such as increased densities). Similarly, London Plan Policy D1 notes that understanding the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change.
- 6.2.2 London Plan Policy D4 states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions. Similarly, Local Plan Policy SP11 requires the highest standard of design that respects local context and character while DPD Policy DM1 requires development proposals to relate positively to their locality.
- 6.2.3 Finally, DPD Policy DM12 (Part E) states that extensions or alterations to residential buildings 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 building, 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.
- 6.2.4 Planning permission is sought for a simple new extension for the new one bedroom apartment with a building footprint that goes c. 2.5 metres deeper into the rear garden than the existing outdated extension. This building still allows for generous rear gardens to be delivered for the retained No. 8a Alexandra Road and the new apartment, and also prevents any incursion in the root protection area for the existing mature tree to the east.
- 6.2.5 As shown in the proposed elevations and sections enclosed with this planning application, the new extension will be at a lower height than the existing rear extension. The design is further enhanced by reducing the massing as it connects to the existing building, and to the north to bring the volume below the neighbouring extension at No. 10 Alexandra Road to the north. The extension will also be fully set back a minimum of 900mm from the northern boundary with No. 10 Alexandra Road to allow access to the garden for the retained apartment in the main building, thereby avoiding any potential for overshadowing to the neighbours at No.10. The extension is also set back from the southern boundary by 1.15 metres to preserve and better define the existing laneway.
- 6.2.6 As detailed on page 11 of the enclosed Design and Access Statement, the footprint of the new extension is narrowed as it connects to the rear elevation of the original front building to allow good quality outlook and light to the bedrooms within the retained apartment 8A and also create a high quality porch entrance to the new apartment from the laneway to the south.

- 6.2.7 The proposed external treatment for the new extension in darker brown brick seeks to link itself to the material texture and detail of the surrounding area and will contrast with the white painted brick finish found on the existing building at No.8. The entrance lean-to roof and new entrance door will be clad in dark bronze toned metal sheeting, with the new boundary fences made in treated timber.
- 6.2.8 Internally, the design of the new dwelling focusses views to the new rear south facing garden, which is accessed via large sliding doors, allowing the living spaces to flow out to the garden in a natural way. High level windows are positioned on the southern and eastern elevations to capture the maximum amount of passive daylight while rooflights are also placed over the kitchen, and within the bathroom to maximise light.
- 6.2.9 Given the varied mix and arrangement of development within close vicinity of the site, and the careful siting and modest scale of the new extension, the proposed design is considered reasonable and subordinate to the host site and surrounding built environment. It will therefore represent a highly contextual addition to this backland site in line with Paragraph 130 of the NPPF, London Plan Policy D4 states, Local Plan Policy SP11, and DPD Policies DM1 and DM12.

6.3 Quality of Residential Accommodation

- 6.3.1 Paragraph 119 of the NPPF requires development to deliver safe and healthy living conditions, while LP Policy D6 stipulates the developments should have comfortable and functional layouts. In this respect it should maximise opportunities for dual aspect, provide adequately sized rooms, built-in storage and amenity space and provide sufficient daylight and sunlight. In addition, Local Plan Policy DM12 states that residential development should provide a good quality living environment for new residents.
- 6.3.2 The proposed new one-bed two-person apartment will have a Gross Internal Area (GIA) of 50 sq. m while the retained two-bed three-person apartment will have a GIA of 65 sq. m, both of which meet the minimum internal floor space requirements set out for such units in the London Plan. Each unit will be served by a 12 sq. m garden at the eastern end of the site and a 3 sq. m patio area to the south (with the retained apartment No. 8a also benefitting from a further 12 sq. m in the form of the path along the northern edge of the site). This ensures that both apartments benefit from private amenity space that is well in excess of London Plan minimum standards.
- 6.3.3 The proposed new dwelling will benefit from a southern and eastern aspect, with high quality internal light levels achieved through a spacious outlook into the rear garden as well as a mixture of conventional windows, high ceilings, high windows and rooflights. Floor to ceiling heights within the new dwelling will include 2.5 metres to the bedroom and 3.14 metres to the living areas and adequate storage is provided.

- 6.3.4 The retained apartment will benefit from bay windows to the living/kitchen/dining space to the front of the main property and an easterly outlook for the two bedrooms to the rear. The apartment will also benefit from 3.01 metre floor to ceiling heights throughout.
- 6.3.5 In conclusion, the proposed scheme design is considered to deliver a very high level of living accommodation within the retained and proposed apartment in accordance with Paragraph 119 of the NPPF, London Plan Policy D6 and Local Plan Policy DM12.

6.4 Impact on adjoining properties

- 6.4.1 Local Plan Policy DM1 states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy.
- 6.4.2 As already detailed in Section 2.0 of this Planning Statement, although there is a tight built environment around the application site, there are in fact limited opportunities for loss of amenity. The most immediate relationship to consider for the proposals is the two retained apartments at 8b and 8c Alexandra Road on the upper levels of the existing property on the site. Due to the modest nature of the proposed single storey rear extension, the careful placement of rooflights and the positioning of the main amenity space for the two ground floor apartments at the eastern end of the site, there is not considered to be any impact on light or privacy to these upper floor properties. The siting of the new rear gardens adjacent to the existing rear gardens of 8b and 8c to the east will also ensure a complementary relationship exists.
- 6.4.3 The mirrored semi-detached property to the north of the application site (No. 10 Alexandra Road) benefits from a similar single storey rear extension to the rear. The property also shares a rear yard area with No. 12 Alexandra Road that is in use as a car mechanics garage and includes a single storey shed to the north eastern end of the yard. For the same reasons outlined in the above paragraph, and the fact that the new extension is set to be lower than the existing rear extension on the site and in No. 10 adjacent, there is considered to be no loss of daylight and sunlight or privacy.
- 6.4.4 Finally, the rear garden areas associated Nos. 2-6 Alexandra Road and 72a-82a Turnpike Lane include a number of single storey rear extensions that all present blank elevations to the application site. Although these properties are understood to have commercial use at ground level and residential use from first to fourth floor level, they are either considered to be perpendicular to the site (in the case of the Alexandra Road properties) and thus only looking obliquely towards the new extension, or are a significant distance of c. 25 metres away (in the case of the Turnpike Lane properties).

- 6.4.5 Taking all material considerations into account, the proposed development would not generate any overlooking, loss of privacy, loss of daylight and sunlight or harmful sense of closure to occupiers of neighbouring properties. The proposed development is therefore considered to be aligned with the requirements of Local Plan Policy DM1.

7.0 Highways and Parking

- 7.1.1 Local Plan Policy DM31 seeks to ensure that development is sustainable and has minimal impact on the existing transport infrastructure and local environment. The application site has a PTAL rating of 6a (Excellent) and the proposal is also within the 'Wood Green Inner Zone' CPZ with on-street parking controls, Monday to Sunday from 8am to 10pm.
- 7.1.2 Accordingly, the site is considered to be sufficiently well connected to public transport nodes and the new one-bed apartment does not have to be provided with off-site parking. It is proposed that the parking arrangements for the existing three properties would be retained within the upgraded area to the front part of the site.
- 7.1.3 The existing 2.8 metre wide vehicular access /dropped kerb will be maintained to serve the new development. Deliveries to the site, including postal/courier/medium sized Luton van's will be able to utilise the front driveway to access the four residences. In addition, secure and sheltered cycle storage for 2 bikes will be provided for the new apartment in the rear garden as well as built-in refuse storage within the front of the building.

8.0 Community Infrastructure Levy (CIL)

- 8.1.1 The development is less than 100 square metres but is for a whole new unit and as such is liable for the Mayoral and LB Haringey CIL rate for residential floorspace.

9.0 Conclusion

- 9.1 As outlined in this statement and the accompanying documents, the proposed intensification of residential use on the site fully aligns with London and Local Plan Policy to optimise the potential of suitable sites for housing delivery. It has also been detailed how the proposed new dwelling within the rear extension will fully comply with local plan policy regarding the development of back garden sites.
- 9.2 The modest but high quality new extension is sited and designed in terms of height, proportions and building line to respect the local character and pattern of development and integrate comfortably into the surrounding built form. The scheme will deliver a very high quality standard of accommodation with internal accommodation and external amenity spaces that are well in excess of minimum standards with compliant cycle parking and refuse and recycling storage.

- 9.3 It has been demonstrated that the proposals will not result in any nuisance or unacceptable harm to the existing outlook, privacy or daylight and sunlight currently enjoyed by adjacent properties and will ensure a complementary relationship between existing and proposed residences on the site itself.
- 9.4 The proposals are therefore considered to firmly reflect the objectives set out in the NPPF, London Plan and local planning policy. It will contribute an additional home to the Borough's housing stock and provide an appropriate addition to the built environment in this location and should therefore be supported.