

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SITE AT 16 CHURCH LANE, LONDON N8 7BU

PLANNING APPLICATION BY DR S. ASADI

PLANNING, DESIGN & ACCESS STATEMENT

August 2023

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1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement forms part of the planning application submitted on behalf of Dr S.Asadi for the *'erection of ground floor rear extension to serve Flats 2 and 3, and associated terrace and fencing (re-submission of expired previous approval reference HGY/2020/0207)'* at 16 Church Lane, London N8 7BU.
- 1.2 This statement should be read in conjunction with the location plan and drawing numbers 274/101, 102, 201/A & 202/A.

2. THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is situated on the west side of Church Lane, a short distance to the south of the junction with Ferrestone Road. The site is occupied by a 3 storey, terraced property which is in use as 9 self-contained flats. The ground floor of the property is laid out as 3 self-contained studio units (Flats 1, 2 & 3). Flats 2 and 3 are located in the rear part of the property, and are provided with access to separate sections of the rear garden. The ground floor of the property has been extended to the side of the closet wing, and this extension serves Flat 2.



Rear extension to no. 17 Church Lane

- 2.2 The adjacent property to the north, at 17 Church Lane, has been extended at
- CWA.1367.PDAS.8.23

ground floor level across the full width of the building up to the party boundary with the application site (see above photograph of flank wall of extension facing application site).

- 2.3 The surrounding area has a predominantly residential character, and includes family houses, properties converted into flats, and purpose-built blocks of flats. The site is conveniently located close to Hornsey station and local shops and services on Tottenham Lane. The site is located within a controlled parking zone.

3. RELEVANT PLANNING HISTORY

- 3.1 Planning permission was granted on 3rd March 2005 under reference HGY/2004/2138 for the conversion of the property from a residential house to 3 x 2 bed self-contained flats.
- 3.2 A Lawful Development Certificate was issued on 5th April 2012 under reference HGY/2011/2276 in respect of the existing use of the application property as 9 self-contained flats.
- 3.3 Planning permission was granted on 19th February 2020 under reference HGY/2020/0207 (“the Approved Scheme”) for the *‘erection of ground floor rear extension to serve Flats 2 and 3, and associated terrace and fencing’*.

4. THE APPLICATION PROPOSAL

- 4.1 The application scheme proposes the construction of a single storey rear extension which would occupy the full width of the plot, and which would align with the existing extension at 17 Church Lane. The extension would have a low, flat roof with roof lights, and would be finished in matching brickwork. The proposed extension would have a height of 2800mm, and would project by 4000mm from the rear face of the closet wing extension.
- 4.2 The extension, which would feature an internal sub-dividing wall, would provide additional habitable accommodation for Flats 2 and 3, and would incorporate 2 sets of patio doors to allow for retained access to the 2 portions of private garden. A

section of raised timber decking would be provided at the threshold level, and steps would be provided down from the decking into the main garden areas. In response to a request from the case officer, the depth and height of this proposed timber decking were reduced during the course of consideration of the earlier application, the subject of the Approved Scheme.

- 4.3 The application comprises the re-submission of the Approved Scheme with no revisions. The Applicant was unable to implement the earlier planning permission within the 3 year validity period due initially to Covid-19, and subsequently to consequential issues in the construction industry.

5. PLANNING POLICY CONTEXT

The National Planning Policy Framework (NPPF)

- 5.1 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development which is defined to include economic, social and environmental elements. Good design is a key aspect of sustainable development, and planning decisions should ensure that developments function well, are visually attractive, are sympathetic to local character and history whilst not preventing innovation or change, and optimise the potential of the site whilst providing a high standard of amenity.

The Statutory Development Plan

- 5.2 The statutory development plan for the area comprises the consolidated London Plan 2021, and the Haringey Local Plan Strategic Policies 2013 (consolidated with alterations since 2017), and the Haringey Local Plan Development Management Policies 2017. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and appeals to be determined in accordance with the development plan unless material considerations indicate otherwise.

The London Plan

- 5.3 Policy D3 states that all development must make the best use of land by following a

design-led approach that optimises the capacity of sites. Policy D4 states that design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.

The Haringey Local Plan (Strategic Policies)

- 5.4 Policy SP11 requires all new development to enhance and enrich Haringey's environment, and to create places and buildings that are of high quality, attractive, sustainable, safe and easy to use. Development should be of the highest standard of design that respects its local context and character.

Haringey Development Management Policies

- 5.5 Policy DM1 requires all new development to achieve a high standard of design, and contribute to the distinctive character and amenity of the area. Proposals should relate positively to the locality having regard to building heights, and to form, scale, massing prevailing around the site. Proposals should also ensure a high standard of amenity for the development's users and neighbours.
- 5.6 Policy DM12 states that new housing and residential extensions must be of a high quality design which complements the form, setting, period, architectural characteristics, and detailing of the original building. The size of the extension should be subordinate, and supporting paragraph 3.15 states that extensions should not normally be full-width or above the ridge height of the host building. The depth of a rear extension should be such that the resulting footprint is subordinate to the main house, and should not have a negative impact on the amenity of neighbouring properties in terms of overlooking or loss of daylight and sunlight.

6. PLANNING & DESIGN ASSESSMENT

Amount, Layout & Amenity

- 6.1 The proposed extension would provide 17 square metres (GIA) of new habitable floorspace to serve Flats 2 and 3. Flat 2 would be enlarged from 26.3 square metres to 35.3 square metres, and Flat 3 would be enlarged from 22.6 square

metres to 30.6 square metres.

- 6.2 The proposed enlargement in the size of each studio flat is considered to be a material planning consideration which weighs strongly in favour of granting planning permission. As currently arranged, the size of each flat falls well below the national technical standard of 37 square metres for a studio flat with a shower. The proposed extension would significantly improve the spatial quality of each dwelling. The limited footprint of the proposed extension would also allow for the retention of two areas of garden of satisfactory size to serve each studio unit.
- 6.3 The proposed rear extension would not cause material harm to the living conditions of the occupiers of 15 and 17 Church Lane in terms of outlook, daylight, sunlight, privacy, noise or light pollution.
- 6.4 In respect of 15 Church Lane, the proposed extension would project along the party boundary by 2900mm from the main rear face of the closet wing extension but part of this projection would occupy the footprint of the existing bay window. Given the low height (2800mm) and flat roofed form of the proposed extension, and its position to the north of no. 15, there would be no material loss of light or outlook for occupiers of this adjacent property.
- 6.5 In respect of 17 Church Lane (which is located to the north of the application site), the proposed extension would align with the existing rear extension to no. 17, and would therefore have no impact on living conditions.
- 6.6 The proposed extension would therefore provide worthwhile additional habitable floor space in association with the existing ground floor studio flats, and would cause no harm to the living conditions of neighbouring occupiers. These matters were all conformed through the grant of planning permission for the Approved Scheme.

Scale & Appearance

- 6.7 The application site is not located within a conservation area, and no designated or non-designated heritage assets have been identified in the vicinity of the site.

6.8 The proposed rear extension would not be generally visible from outside the application site given its low height and the extent of boundary screening to each side of the rear garden. In the context of the 3 storey scale of the host property, the proposed single storey extension would have a clearly subordinate scale which would be further emphasised by its low roof. The latter would allow for the retention of the upper parts of the ground floor bay window (which would provide an additional light source for Flat 3) as well as the first floor section of the bay. The extension would also be finished in appropriate materials including matching brickwork.

6.9 It is noted that paragraph 3.15 of the Haringey Local Plan states that full-width rear extensions are not *normally* considered acceptable. However, in this case, the impact of the proposed extension would be significantly mitigated by its low height and very limited visibility from the public realm. Furthermore, it should be noted that the adjacent property at 17 Church Lane includes a full (property) width single storey rear extension which is readily visible from Ferrestone Road (see photograph below). In addition, the proposed extension would allow for the beneficial enlargement of currently sub-standard, undersized dwellings.



Full width extension to 17 Church Lane

6.10 For the above reasons, it is considered that the proposed single storey rear extension would respect and preserve the character and appearance of the host

building in terms of its subordinate scale and detailed design. Given its limited footprint and low height, the extension would also have no adverse impact on the character of the wider locality including the immediate street-scene. Furthermore, the Approved Scheme established the principle of a full-width rear extension in this particular location.

Landscaping

- 6.11 The application scheme would have no material impact on existing trees within the site. There are no trees in the vicinity of the proposed extension.

Use

- 6.12 The proposed increase in residential floor space at the application site would be wholly compatible with the established use of the property and the character of the surrounding area, and would result in improved living conditions for the occupiers of Flats 2 and 3 (as explained above).

7. ACCESS

- 7.1 The application site occupies an accessible location close to bus and rail services. The site is also within easy reach of a range of local shops and services on Tottenham Lane. No changes are proposed to the existing external access arrangements to the property, and the proposed extension would retain access to the existing rear gardens. The application scheme would self-evidently have no material impact on the level of demand for on-street parking generated by the use of the application site.

8. CONCLUSIONS

- 8.1 Planning permission was granted less than 4 years ago for development of an identical form to that proposed by the current application. The permission for the Approved Scheme expired before the Applicant was able to make a material start to the development but, nevertheless, this earlier decision represents a material planning considerations which weighs in favour of the grant of a further planning

permission for this proposed development.

- 8.2 The proposed extension would be an architecturally subordinate and appropriately detailed feature on the large host property. The extension, which would have a low overall height and be finished in matching materials, would preserve the character of both the existing property and the surrounding area. The extension would also not cause any material detriment to living conditions within 15 and 17 Church Lane, and would deliver worthwhile improvements to the spatial quality of the existing ground floor flats at number 16.
- 8.3 The proposal is therefore considered to constitute a sustainable form of development, compliant with the NPPF, which accords with the development plan including Local Plan Policies SP11, DM1 and DM12.
- 8.4 This practice looks forward to early discussions with the case officer, and to the application being brought forward for favourable determination.

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