



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Planning Statement:

Land to the rear of 113 Coppetts Road, Muswell Hill,
N10 1JH

Erection of a 3 Bedroom Dwellinghouse

On Behalf of Vincent Kearney

Drafted by **Planning By Design**

Application

Planning By Design (The agent) has been instructed to act on behalf of Vincent Kearney (the applicant) to submit a planning application to London Borough of Haringey Council (the Local Planning Authority) for the Erection of a small 3 Bedroom dwellinghouse (use class C3) at: Land to the rear of 113 Coppetts Road, Muswell Hill, N10 1JH (the site). In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site location is at land to the rear of 113 Coppetts Road, Muswell Hill, N10 1JH, within development limits. The site is corner plot, at present occupied by a terraced brick-built dwelling at the front of the plot (facing onto Coppetts Road.) The site has a large, elongated rear garden. This application is for the plot to be split into two and the subsequent erection of a small new dwelling to be sited at the rear end of the plot, within the existing rear garden. This will be suitably distanced from the existing dwelling on the site.

The immediate vicinity of the site is urban and largely residential in character , with a mix of terraced, detached, and semi- detached dwellings. Within the local area there are also multiple services and amenities nearby, such as shops, takeaways, restaurants, schools, and a library. The site is also in close vicinity to public transport nodes, with a PTAL rating of 2, meaning National Rail, London Overground, Tube, DLR and Tram, Buses are available locally.

The site is not associated with any significant planning constraints or any particularly sensitive landscape designations, including not being located within a Flood Zone or a Conservation Area.



Fig 1: Site Location Plan

The Proposal

Planning permission is sought for the erection of a small 3- bedroom dwelling house under use class (C3) at the site, within the rear garden, against the north/ western boundary.

The proposed small dwelling will be two storied, one the ground floor will be a kitchen/ living room with a square meterage of 36.51 M(sq.) and bathroom, which will be 4.32 M(sq.). On the first floor will be no.3 bedrooms, with bedroom 1 being 7,74 M(sq.), bedroom 2 will be 10,03 M(sq.) and bedroom 3 will be 12.22 M(sq.). There will also be a bathroom on the first floor, which will be 3.68 M(sq.).

Regarding external amenity space, the dwelling will have a reasonably sized garden at the with a total square meterage of 60.24M (sq.) Within the curtilage of the proposal, there ample room for no. 1 cars to park off street, outside the dwelling, a bicycle parking rack, storage for 2 bins, with a grass and soft landscaping space, with the garden being 60.24M(sq.) The dwelling site will be accessed from Marriott Street, facilitated via the proposed new gates, which will be 3400mm and 1045mm in width and 1800mm in height. There will also be a fence separating the new dwelling site from the existing dwelling on the site, this will be 9018mm in length and 1800mm in height.

The development will have a flat roof and be constructed of brickwork. All rooms will have windows allowing the introduction of natural light into the dwelling, one of which will be frosted to ensure no overlooking of neighbours. All materials used, including roof, windows, doors, and brickwork will be suitable and match the locality.

The development will be in keeping with the character of the local area and will provide much needed additional housing in the locality.



Fig. 2: Existing Plans



Fig. 3: Proposed Plans

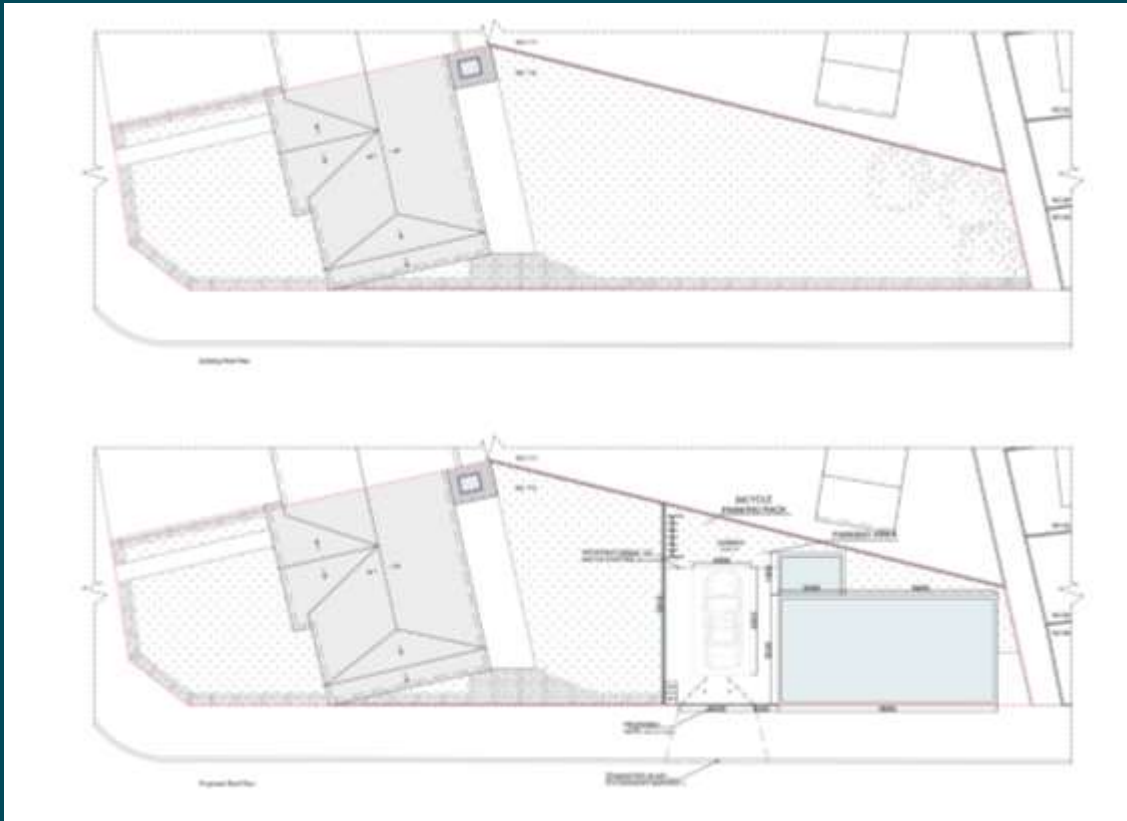


Fig. 4: Roof Plans



Fig. 5 Proposed Block Plan



Fig 6: Proposed Elevations

Planning History

HGY/1997/0547 – Erection of 2 storey side extension with roof carried over – Refused.

HGY/1997/1540 – Erection of 2 storey side extension - Approved

Principle of Development

The principle of development of this application is to erect a small 3-bedroom dwelling within at the site, under use class C3 dwellinghouse in its own right, separate from the existing dwellinghouse at the site address.

Regarding the proposed C3 dwelling, by definition, a dwelling provides living accommodation that is occupied by persons, who are related or considered a single household, and who share basic amenities e.g., bathroom, kitchen, living room. Planning Use Class C3 includes dwelling houses, flats, apartments etc (whether or not as main residence) Therefore, it is appropriate this proposal can be considered a C3 use and falls within a defined use class of the Town and Country Planning (Use Classes) Order 1987 or The Town & Country Planning (Use Classes) (amendment) (England) Order 2017 or The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

It is considered that the principle of introducing another dwelling to the site is arguably acceptable as the proposal, and the existing house on the site, and neighbouring properties share common characteristics by virtue of the fact that they are providing living accommodation. The site of the proposed dwelling is located within the adopted development boundary, where the principle of housing development is acceptable, as per the policy map of the local plan. As such, the provision of market housing within the development boundary is considered acceptable and in support local service provision. The site is located in backland; however, the Local Plan appears to be sympathetic of this, and as will be discussed later the ways in which the proposal meets backland development criteria laid out in the Local Plan.

The main considerations of this application are the potential impact of the new dwelling parking provision, backland development, waste storage provision, sustainable transport and highways, space standards and the potential impact on the character and amenity of the surrounding area and neighbouring properties.

The proposal will thereby be considered in accordance with the guidelines and policies set out below.

Assessment

The following planning policy and guidance documents are recognized as material considerations for the assessment of this application.

- NPPF 2021
- National Planning Practice Guidance
- Technical Housing Standards – Nationally Described Space Standards

- The London Plan 2021
- The North London Waste Plan
- Development Management DPD (Adopted July 2017)
- Local Plan: Strategic Policies 2013 (with alterations 2017)
- Sustainable Design & Construction Supplementary Planning Document (Adopted March 2013)

The following section will evaluate the proposed development in accordance with the relevant policies and supplementary design guidance of the NPPF and the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria.

National Planning Policy Framework 2021 (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: *The proposal will positively contribute to all three development objectives outlined in the National Planning Policy Framework. From a social perspective, the proposal will provide living accommodation within the local area. From an Environmental perspective, the proposal will be in keeping with the character of the local area, it will not lead to any visual disruption, nor will it result in any impact to residential amenity due to its minor scale and siting. Economically, the proposal will help stimulate economic activity at a local level as local fitters and suppliers will be sought following planning approval. Accommodation development not only provides an economic benefit to the applicant, but the entire local economy benefits from money spent on accommodation, the jobs this provides, and money spent on local high streets and within local businesses by the occupants.*

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Furthermore, Section 12 of the NPPF also outlines that:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive because of good architecture, layout, and appropriate and effective landscaping.
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Analysis: *The proposal considers the importance of well-designed place which would not significantly affect the character of the place in a negative way. It is important to note that it will be in keeping with the character of the local area. Also, as it is well designed and within an urban/ residential location it will not affect local amenity in a negative fashion, as will be outlined further below. Off-street parking is provided for the development for both a car and bicycles, it is there not expected to negatively impact local highways or access the nearby properties.*

The Mayors London Plan 2021

Policy D3 Optimising Site capacity states that all development must make the best use of land by following a design-led approach that optimises the capacity of Sites, including Site allocations. Development 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 existing and emerging street hierarchy, building types, forms, and proportions.

Policy D6 Housing quality and standards states that a 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. This Policy also sets out minimum space standards for dwellings of different sizes.

The Plan states that where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

Qualitative aspects of a development are key to ensuring successful sustainable housing. Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings.

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. Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables and food waste as well as residual waste. Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self-contained.

Policy H1 Increasing housing supply sets ten-year targets for net housing completions that each local planning authority should plan for. The mayor has carried out a London-wide Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA). The SHMA has identified need for 66,000 additional homes per year. To ensure that ten-year housing targets are achieved, boroughs should optimise the potential for housing delivery on all suitable and available brownfield Sites, for example through the development of small Sites. Boroughs should identify as many Sites, including small Sites, as possible via their Development Plan Documents.

Policy H2 Small Sites stipulates that Boroughs should pro-actively support well-designed new homes on small through both planning decisions and plan-making in order to:

1. Significantly increase the contribution of small Sites to meeting London's housing needs
2. Diversify the sources, locations, type and mix of housing supply
3. Support small and medium-sized housebuilders
4. Support those wishing to bring forward custom, self-build, and community-led housing
5. Achieve the minimum targets for small Sites set out.

For London to deliver more of the housing it needs, small Sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small Sites is a strategic priority. Achieving this objective will require positive and proactive planning by boroughs both in terms of planning

decisions and plan making. The small Sites targets are a component of, and not additional to, the overall housing targets. The proposed development will contribute towards London's housing targets.

All minor residential developments (less than 10 dwellings) are required to deliver an Urban Greening Factor of 0.4 on site in line with Brent's policy BH4 of Local Plan policy 2019-2041. External amenity space would also need to be considered through planning. This would be required detailing how the garden space meets the occupants needs, and how the proposed development meets London Plan policy G5 Urban Greening Factor (UGF) score of 0.4. This should also consider the design and layout of the front garden. The proposal has reasonable outdoor garden space at the, showing the potential for soft landscaping, and as such compliant with BH4, any recommendations or conditions relating to this are welcomed.

Analysis: *The proposal falls in line with the above policies laid out in the London Plan and contributes to meeting housing demand in London, as will be further explored below.*

Local Planning Policy

Relevant Policies to this development:

DPD Policies:

- Policy DM12 Housing Design and Quality
- Policy DM7: Development on infill, backland, and garden land sites
- Policy DM1 'Delivering High Quality Design'
- Policy DM2: Accessible and Safe Environments
- Policy DM32: Parking
- Policy DM4: Provision and Design of Waste Management Facilities
- Policy DM10: Housing Supply
- Policy DM21: Sustainable Design, Layout and Construction

Local Plan Policies (2017):

- Policy SP11 – Design
- Policy SP2: Housing

Assessment

Sustainable Development

Policy DM21 of the DPD Plan supports the principle of sustainable development in making positive contribution towards the social, economic, and environmental sustainability, while minimising the areas' environmental footprint. The proposal should be considered acceptable in principle as it accords with the policies in the Local, London and National Planning policy and supplementary planning documents and guidance, as will be described below.

Location of Development/ Backland Development

The site falls within the development boundaries set out by the Local Plan Policy Map, has local service and amenities nearby in active travel distance and will be suitably distanced from the existing dwelling upon the site. As the site has a PTAL rating of 2, it is suitably sited for access to all public transport nodes, to wider London and further afield.

The type of development sought here would be classified as a “Backland Development.” Backland development (often referred to as tandem development) refers to the development of land set back behind existing properties (often existing houses). It generally refers to the utilisation of brownfield or garden land, often landlocked or with limited street frontage. According to local planning policy, Haringey Council is lenient with this type of development and has a specific policy for this:

Policy DM7 allows for the development of backland development if:

- *The proposed relates well to the established streetscape*
- *Provides a creative or site-specific response to natural/built features*
- *Provides passive surveillance and increased security*
- *Safeguarding of existing amenity*
- *Provide sufficient amenity space for existing and proposed dwellinghouses*
- *Incorporate a street frontage*
- *Not result in a gated community*

Analysis: The site is located within the development limits of the area and is within an urban/ residential area. As the proposal is small scale, and appropriately designed it thereby relates well to the character of the area and established street frontages. The site will also be secure, in that it will be surrounded by its own independent garden, however, due to the location of the site in a thriving residential area, passive surveillance is still available.

Moreover, the proposed site benefits from its location on a corner plot, as such, the creation of a street frontage is feasible, giving the occupants access to the dwelling via Marriott Road. The proposed site is also a suitably sized elongated plot, allowing ample distance between the proposal and the existing dwelling upon the site, as well as to the neighbours at its rear and side.

The nature of the works on what comprises of small site and footprint within the development boundary will not result in any significant detriment to the area. This low-lying house could be accommodated on this site that would have sufficient garden ground, without overdeveloping the plot. Being a corner plot, with the ability to orientate the proposed house north to be street-fronting is also advantageous.

Given its minor scale and location within a residential area, the proposal will not be impactful upon its designated setting and will not be seen as a prominent building within its locality and thus meets the test of the policy. As will be discussed below, the proposal also complies with amenity consideration and other relevant policies within the Local Plan.

Also, the proposal will provide further housing to the area to meet the local housing growth requirements.

Housing

National planning policy advocates that, through their Local Plans, local planning authorities should seek to meet the full objectively assessed needs for market and affordable housing. It requires that local planning authorities plan to deliver a mix of housing to meet the needs of current and future generations based on demographic trends and the needs of specific parts of the community.

Policy DM10 AND SP2 regard housing supply and quality; Paragraph 2.2.3 of the Local Plan states: *“The London Plan sets a London-wide target of 490,000 additional homes from 2015-2025 and a Haringey target of 15,020 additional dwellings over the same period (increasing the existing annual target from 820 to 1,502 additional homes per annum). Analysis: Given the large requirement for new varied housing across the wider plan area and Hoyland itself, this proposal should be considered appropriate, as it will contribute to the housing targets laid out in the Local Plan. Additionally, as supported by the Local Plan, the proposal is for a Residential Development on Small Non-allocated Sites; and as the site falls within the development boundaries of Hoyland of set out by the local plan, it therefore accords with the spatial strategy and policy LG2 of the local plan and associated housing delivery targets and should be considered acceptable in principle.”*

Analysis: Given the large requirement for new housing across the wider plan area and London itself, this proposal should be considered appropriate, as it will contribute to the housing targets laid out in the Local Plan.

Design

Policy DM1 of the DPD and Policy SP11 of the Local Plan, in summary, stipulate that development will achieve high quality inclusive and sustainable design to support the creation of successful, vibrant places.

DPD Policy DM1 ‘Delivering High Quality Design’ also requires development proposals to relate positively to their locality and the development should be in-keeping with the established urban grain. While Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Paragraphs 83 and 124 of the NPPF support good design and the integration of new development into the natural and built environment.

Analysis: The proposal is in accordance with the above policies of the Local Plan. The materials used will match dwellings locally to the site and be appropriate to the setting and established urban grain. As a small-scale proposal, the form, and style of the low-lying proposed development are appropriate to the area, and it will not cause a detrimental visual impact to the streetscape or locality.

The proposal overall is of a good design and due thought has been given to sustainable and appropriate materials, setting, style, massing, scale, and layout to ensure that it is in keeping with the character of the local area and is therefore in keeping with the policies of the Local Plan.

Amenity Considerations

Regarding privacy and amenity Policy DM1 states:

“Development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours. The Council will support proposals that: a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land; b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.”

Neighbouring Amenity Impact Analysis: The proposal for this application is located upon a reasonably sized plot, with the structure being an appropriate distance from the main existing dwelling at the site, it will also be separated by a fence to ensure privacy between the existing and new dwelling. The site is also of a comfortable size and can easily facilitate the erection of the dwelling with off-street parking available, without significantly affecting garden space or overdeveloping the plot. Given that the proposal is for a small property, positioned an appropriate distance from neighbouring properties/ dwellinghouses, with an obscured window included, it will not affect the amenity by way of overlooking. Also, due to its small footprint and minor scale, it will not cause any issues such as overbearing or overshadowing other properties, for current or future residents. The proposal is thereby in accordance with the Local Plan.

Residential Amenity Concerns

The proposal must also be in line with as per ‘Technical housing standards – nationally described space standards:

Building Type	Single dwelling	2-3 storey apartment	4-5 storey apartment	6-9 storey apartment	10-15 storey apartment	16-20 storey apartment
Single dwelling	35	35	35	35	35	35
2-3 storey apartment	35	35	35	35	35	35
4-5 storey apartment	35	35	35	35	35	35
6-9 storey apartment	35	35	35	35	35	35
10-15 storey apartment	35	35	35	35	35	35
16-20 storey apartment	35	35	35	35	35	35
21-25 storey apartment	35	35	35	35	35	35
26-30 storey apartment	35	35	35	35	35	35
31-35 storey apartment	35	35	35	35	35	35
36-40 storey apartment	35	35	35	35	35	35
41-45 storey apartment	35	35	35	35	35	35
46-50 storey apartment	35	35	35	35	35	35
51-55 storey apartment	35	35	35	35	35	35
56-60 storey apartment	35	35	35	35	35	35
61-65 storey apartment	35	35	35	35	35	35
66-70 storey apartment	35	35	35	35	35	35
71-75 storey apartment	35	35	35	35	35	35
76-80 storey apartment	35	35	35	35	35	35
81-85 storey apartment	35	35	35	35	35	35
86-90 storey apartment	35	35	35	35	35	35
91-95 storey apartment	35	35	35	35	35	35
96-100 storey apartment	35	35	35	35	35	35
101-105 storey apartment	35	35	35	35	35	35
106-110 storey apartment	35	35	35	35	35	35
111-115 storey apartment	35	35	35	35	35	35
116-120 storey apartment	35	35	35	35	35	35
121-125 storey apartment	35	35	35	35	35	35
126-130 storey apartment	35	35	35	35	35	35
131-135 storey apartment	35	35	35	35	35	35
136-140 storey apartment	35	35	35	35	35	35
141-145 storey apartment	35	35	35	35	35	35
146-150 storey apartment	35	35	35	35	35	35
151-155 storey apartment	35	35	35	35	35	35
156-160 storey apartment	35	35	35	35	35	35
161-165 storey apartment	35	35	35	35	35	35
166-170 storey apartment	35	35	35	35	35	35
171-175 storey apartment	35	35	35	35	35	35
176-180 storey apartment	35	35	35	35	35	35
181-185 storey apartment	35	35	35	35	35	35
186-190 storey apartment	35	35	35	35	35	35
191-195 storey apartment	35	35	35	35	35	35
196-200 storey apartment	35	35	35	35	35	35
201-205 storey apartment	35	35	35	35	35	35
206-210 storey apartment	35	35	35	35	35	35
211-215 storey apartment	35	35	35	35	35	35
216-220 storey apartment	35	35	35	35	35	35
221-225 storey apartment	35	35	35	35	35	35
226-230 storey apartment	35	35	35	35	35	35
231-235 storey apartment	35	35	35	35	35	35
236-240 storey apartment	35	35	35	35	35	35
241-245 storey apartment	35	35	35	35	35	35
246-250 storey apartment	35	35	35	35	35	35
251-255 storey apartment	35	35	35	35	35	35
256-260 storey apartment	35	35	35	35	35	35
261-265 storey apartment	35	35	35	35	35	35
266-270 storey apartment	35	35	35	35	35	35
271-275 storey apartment	35	35	35	35	35	35
276-280 storey apartment	35	35	35	35	35	35
281-285 storey apartment	35	35	35	35	35	35
286-290 storey apartment	35	35	35	35	35	35
291-295 storey apartment	35	35	35	35	35	35
296-300 storey apartment	35	35	35	35	35	35
301-305 storey apartment	35	35	35	35	35	35
306-310 storey apartment	35	35	35	35	35	35
311-315 storey apartment	35	35	35	35	35	35
316-320 storey apartment	35	35	35	35	35	35
321-325 storey apartment	35	35	35	35	35	35
326-330 storey apartment	35	35	35	35	35	35
331-335 storey apartment	35	35	35	35	35	35
336-340 storey apartment	35	35	35	35	35	35
341-345 storey apartment	35	35	35	35	35	35
346-350 storey apartment	35	35	35	35	35	35
351-355 storey apartment	35	35	35	35	35	35
356-360 storey apartment	35	35	35	35	35	35
361-365 storey apartment	35	35	35	35	35	35
366-370 storey apartment	35	35	35	35	35	35
371-375 storey apartment	35	35	35	35	35	35
376-380 storey apartment	35	35	35	35	35	35
381-385 storey apartment	35	35	35	35	35	35
386-390 storey apartment	35	35	35	35	35	35
391-395 storey apartment	35	35	35	35	35	35
396-400 storey apartment	35	35	35	35	35	35
401-405 storey apartment	35	35	35	35	35	35
406-410 storey apartment	35	35	35	35	35	35
411-415 storey apartment	35	35	35	35	35	35
416-420 storey apartment	35	35	35	35	35	35
421-425 storey apartment	35	35	35	35	35	35
426-430 storey apartment	35	35	35	35	35	35
431-435 storey apartment	35	35	35	35	35	35
436-440 storey apartment	35	35	35	35	35	35
441-445 storey apartment	35	35	35	35	35	35
446-450 storey apartment	35	35	35	35	35	35
451-455 storey apartment	35	35	35	35	35	35
456-460 storey apartment	35	35	35	35	35	35
461-465 storey apartment	35	35	35	35	35	35
466-470 storey apartment	35	35	35	35	35	35
471-475 storey apartment	35	35	35	35	35	35
476-480 storey apartment	35	35	35	35	35	35
481-485 storey apartment	35	35	35	35	35	35
486-490 storey apartment	35	35	35	35	35	35
491-495 storey apartment	35	35	35	35	35	35
496-500 storey apartment	35	35	35	35	35	35
501-505 storey apartment	35	35	35	35	35	35
506-510 storey apartment	35	35	35	35	35	35
511-515 storey apartment	35	35	35	35	35	35
516-520 storey apartment	35	35	35	35	35	35
521-525 storey apartment	35	35	35	35	35	35
526-530 storey apartment	35	35	35	35	35	35
531-535 storey apartment	35	35	35	35	35	35
536-540 storey apartment	35	35	35	35	35	35
541-545 storey apartment	35	35	35	35	35	35
546-550 storey apartment	35	35	35	35	35	35
551-555 storey apartment	35	35	35	35	35	35
556-560 storey apartment	35	35	35	35	35	35
561-565 storey apartment	35	35	35	35	35	35
566-570 storey apartment	35	35	35	35	35	35
571-575 storey apartment	35	35	35	35	35	35
576-580 storey apartment	35	35	35	35	35	35
581-585 storey apartment	35	35	35	35	35	35
586-590 storey apartment	35	35	35	35	35	35
591-595 storey apartment	35	35	35	35	35	35
596-600 storey apartment	35	35	35	35	35	35
601-605 storey apartment	35	35	35	35	35	35
606-610 storey apartment	35	35	35	35	35	35
611-615 storey apartment	35	35	35	35	35	35
616-620 storey apartment	35	35	35	35	35	35
621-625 storey apartment	35	35	35	35	35	35
626-630 storey apartment	35	35	35	35	35	35
631-635 storey apartment	35	35	35	35	35	35
636-640 storey apartment	35	35	35	35	35	35
641-645 storey apartment	35	35	35	35	35	35
646-650 storey apartment	35	35	35	35	35	35
651-655 storey apartment	35	35	35	35	35	35
656-660 storey apartment	35	35	35	35	35	35
661-665 storey apartment	35	35	35	35	35	35
666-670 storey apartment	35	35	35	35	35	35
671-675 storey apartment	35	35	35	35	35	35
676-680 storey apartment	35	35	35	35	35	35
681-685 storey apartment	35	35	35	35	35	35
686-690 storey apartment	35	35	35	35	35	35
691-695 storey apartment	35	35	35	35	35	35
696-700 storey apartment	35	35	35	35	35	35
701-705 storey apartment	35	35	35	35	35	35
706-710 storey apartment	35	35	35	35	35	35
711-715 storey apartment	35	35	35	35	35	35
716-720 storey apartment	35	35	35	35	35	35
721-725 storey apartment	35	35	35	35	35	35
726-730 storey apartment	35	35	35	35	35	35
731-735 storey apartment	35	35	35	35	35	35
736-740 storey apartment	35	35	35	35	35	35
741-745 storey apartment	35	35	35	35	35	35
746-750 storey apartment	35	35	35	35	35	35
751-755 storey apartment	35	35	35	35	35	35
756-760 storey apartment	35	35	35	35	35	35
761-765 storey apartment	35	35	35	35	35	35
766-770 storey apartment	35	35	35	35	35	35
771-775 storey apartment	35	35	35	35	35	35
776-780 storey apartment	35	35	35	35	35	35
781-785 storey apartment	35	35	35	35	35	35
786-790 storey apartment	35	35	35	35	35	35
791-795 storey apartment	35	35	35	35	35	35
796-800 storey apartment	35	35	35	35	35	35
801-805 storey apartment	35	35	35	35	35	35
806-810 storey apartment	35	35	35	35	35	35
811-815 storey apartment	35	35	35	35	35	35
816-820 storey apartment	35	35	35	35	35	35
821-825 storey apartment	35	35	35	35	35	35
826-830 storey apartment	35	35	35	35	35	35
831-835 storey apartment	35	35	35	35	35	35
836-840 storey apartment	35	35	35	35	35	35
841-845 storey apartment	35	35	35	35	35	35
846-850 storey apartment	35	35	35	35	35	35
851-855 storey apartment	35	35	35	35	35	35
856-860 storey apartment	35	35	35	35	35	35
861-865 storey apartment	35	35	35	35	35	35
866-870 storey apartment	35	35	35	35	35	35
871-875 storey apartment	35	35	35	35	35	35
876-880 storey apartment	35	35	35	35	35	35
881-885 storey apartment	35	35	35	35	35	35
886-890 storey apartment	35	35	35	35	35	35
891-895 storey apartment	35	35	35	35	35	35
896-900 storey apartment	35	35	35	35	35	35
901-905 storey apartment	35	35	35	35	35	35
906-910 storey apartment	35	35	35	35	35	35
911-915 storey apartment	35	35	35	35	35	35
916-920 storey apartment	35	35	35	35	35	35
921-925 storey apartment	35	35	35	35	35	

Residential Amenity Impact Analysis: Regarding residential amenity, the proposed plans and dimensions accompanying this application show adequate 'gross internal area' within the structure for the proposed use as a dwellinghouse, as per 'Technical housing standards – nationally described space standard.' The main bedroom at 12.22 M(sq.) can accommodate a double bed for 2 persons and the further 2 bedrooms at 7.74 M(sq) and 10.03 M(sq) are adequately sized to for 1 person each, respectively. The communal living rooms are all of a good size and all necessary rooms are included for prospective residents of the property, with natural light introduced through the patio door, and windows to all rooms. There is also ample external amenity space for parking and outdoor recreation in the suitably sized garden available at the site, compliant with the London Plan. The proposal thereby accords with the guidance and policy above and can provide acceptable residential amenity to prospective occupant.

Waste Provision/ Bin Storage

Policy DM4 regards waste provision, it states:

“All proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must: a Ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site; b Provide accessible and safe access to onsite storage facilities, both for occupiers and collection operatives, including vehicles, having regard to the Council’s Refuse Collection Strategy; c Be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses, and are within the maximum permitted carrying and reversing distances; and d For mixed-use development, suitably separate household and commercial waste.” This is also in accordance with the North London Waste Plan.

Analysis: The proposal is minor in scale as just a no.3-bedroom dwelling, able to house 1-4 people, it is therefore unlikely the occupants will produce significantly more waste than any other dwellings already existing in the locality. As per the architectural drawings, waste/ recycling storage and bin area will be within the curtilage of the proposed dwelling to ensure sustainable waste and storage. We of course welcome any conditions related to waste deemed necessary by the planning officer at the local authority.

Parking and Highways

Policy DM32 requires that all new developments should provide off-street car parking spaces, compliant with policy T6.1 of the London Plan.

Policy DM35: Cycle Storage in Front Gardens states: *A Cycle storage on front gardens should be of high-quality design, should not be visually intrusive and should not harm the amenity of surrounding properties. Planning applications for cycle storage should have regard to the following: a The size of the shed or storage shelter, the building, and the garden; b Its location; c Level of screening; and d The nature of the materials used.*

Analysis: This proposal is in accordance with the above policy, the proposal is for a small dwelling with no. 3- bedroom, it would not thus require the need for large numbers of cars.

There is car club parking space at the site, with this off-street parking provision integrated into the scheme. This is situated within the proposed fenced off driveway/garden at the site, with for parking available for at least no.1 vehicles. This will ensure it will have little to no affect upon the streetscape, highways, or convenience of access to nearby properties.

The proposal also incorporates provision for bicycle parking as sustainable means of transport and is within cycling distance of multiple services and amenities. The cycle storage is well sited and will be designed to ensure no detrimental affect to the amenity of the area.

As discussed, the proposal also links with an existing road and is near existing public transport systems in London, with a strong PTAL 2 rating. It thereby accords with the Local Plan.

Conclusion

Overall, the proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the areas surrounding environment and contribute to housing targets laid out in the Local Plan.

For this reason, we see no reason for the Council to not support the principle of development outlined above, and kindly request that the council give feedback and make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning by Design would welcome conversation on any of these matters.