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Planning Statement

26 Woodland Rise, London, N10 3UG

Applicant: **Bernard O'Reilly**
Client Ref: **2317BOR**
Agent: **Detailed Planning Ltd**
Date: **September 2023**

Introduction

This application seeks to reconvert 3 previously converted flats back into a single dwelling house along with some necessary internal alterations to achieve this. The property is not listed; nor does it reside in any conservation areas or flood risk zones.

The documents included are:

- Planning Form
- Design and Access Statement (this document)
- CIL Form
- Location Plan, Block Plan, and Existing and Proposed Drawings

The site is located on the south side of Woodland Rise; a residential street comprised of residential dwellings in a mix of flats and houses. The property is made up of three residential premises (C3) in the form of three flats. The terraced house was converted into flats in 1989 following the approved application OLD?1989/2187.

Proposal

The Proposal includes de-conversion of the existing flats back into one dwelling with associated internal changes. The property, with being designed to be a singular dwelling, is far better suited to act as one property as the access through to create three separate flats made the circulation through these very awkward. The internal changes include removing the excessive amounts of kitchens and bathrooms to improve the space and living standards of the building as well as improving the manoeuvrability throughout and improving the relationship between the different areas of the property. This proposal will not add or take away from the GIA of the property.

There should be no amenity concerns from the neighbouring property as no external alterations are being made to the property (other than reintroducing a garage door) so all changes are internal.

Reverting the building back into a single family dwelling will benefit the parking for the property as less vehicles will be required. The vehicles can be housed on the driveway and in the garage, while cycle parking can be proposed in the basement to promote a healthier means of transport.

Policies

London Plan Policy D4 & DPD Policy DM1 'Delivering High Quality Design' looks to ensure developments do not have a significant impact to surrounding neighbours. There should be no amenity concerns from the neighbouring property as no external alterations are being made to the property (other than reintroducing a garage door) so all changes are internal. Furthermore, the reduction in units will reduce comings and goings to the local area. The proposal does not create newly habitable rooms that would overlook neighbouring properties and there is no loss of sunlight to neighbours.

London Plan Policy D6 requires high standards of amenity for occupancy. The existing flats are a poor size and not all provide external amenity. The proposal will provide a 4 bedroom family house exceeding the London space standards.

Policy DM10 states "The Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace." As the proposal does not result in loss of residential floor space, this proposal complies with policy DM10.

There is currently a need to supply further family units in Haringey as required within policy DM16, this proposal will directly support this as the proposal exceeds the 3 bedrooms required to be considered a family home.

Conclusion

In conclusion, the proposed changes aim to create a family home into the proposed converted property which involves minimal internal modifications to the existing layout.

We trust the Local Planning Authority considers this application favourably and provides the required planning consent. I look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Kind Regards,

Regards,

Chris Watkins BSc(Hons) MCIAT
Chartered Architectural Technologist
Sept. 2023