

## Planning Statement

**Site:** 115 Pembury Road, London N17 8LY

**Proposal:** Part single storey and part first floor rear extension. Lowering of existing lower ground floor. Provision of front and rear lightwells. Front and rear dormer roof extensions. Installation of three roof lights. Conversion of existing three flats into four self-contained dwellings.

### **1.0 Application Site and Context**

The application property is a 2-storey semi-detached property subdivided into three dwellings.

8-bedroom house.

The site is not located within a conservation area.

The site is located within a controlled parking zone.

The site has a PTAL rating of 4 but lies on the edge of PTAL ratings 5 & 6a – this confirms very good public transport accessibility.

The site is located close to Bruce Castle Park (public open space).

### **2.0 Relevant Planning History for the neighbouring property at No.113.**

Planning permission was granted 19<sup>th</sup> July 2022 (planning ref: HGY/2022/1468), for: *“Conversion of existing house into three self-contained dwellings and including erection of rear extension.”*

Certificate of lawfulness for the replacement of existing single storey rear extension with a 6m extension was granted 4<sup>th</sup> December 2020 (planning ref: HGY/2020/2646).

Certificate of lawfulness was granted 24<sup>th</sup> August 2020 (planning ref: HGY/2020/1887) for: *“The formation of a rear dormer, hip to gable extension including the insertion of 3 front rooflights and erection of a two-storey rear extension with a Juliette balcony and installation of a side elevation window.”*

Planning permission was granted 4<sup>th</sup> June 2020 (planning ref: HGY/2020/1027) for; *“Erection of front dormer window and formation of front lightwell.”*

Prior approval was deemed not to be required on 5<sup>th</sup> March 2020 (planning ref: HGY/2020/0325) for: *“Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the*

*height of the eaves would be 3m.”* A certificate of lawfulness was granted 4<sup>th</sup> December 2020 (planning ref: HGY/2020/2646) for the same development.

### **3.0 Proposal**

The proposal seeks a part single storey and part first floor rear extension, lowering of existing lower ground floor, provision of front and rear lightwells, erection of front and rear dormer roof extensions and installation of three roof lights.

The proposal seeks the conversion of the existing three flats into four dwellings.

#### **Schedule of accommodation**

| <b>Dwelling</b> | <b>No. beds</b> | <b>Size</b> | <b>Amenity space provision</b> |
|-----------------|-----------------|-------------|--------------------------------|
| 1               | 1B/2P           | 62.3sqm     | 0                              |
| 2               | 3B/4P           | 84.4sqm     | 128 sqm                        |
| 3               | 2B/3P           | 67.4sqm     | 0                              |
| 4               | 1B/2P           | 54.4sqm     | 0                              |

No car parking spaces are provided.

Secure storage for two cycles will be provided in the rear garden for the ground floor and lower ground floor 3-bedroom maisonette.

Secure storage for five three cycles will be provided for the other dwellings, at the front.

Refuse and recycling will be stored at the front.

### **4.0 Planning Policy**

#### **Relevant London Plan Policies:**

Policy H1 (Increasing Housing Supply) of the London Plan, requires (in part) London local planning authorities to optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially; “sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a Tube station, rail station or town centre boundary and small housing sites (see Policy H2 Small sites).”

Policy H2 (Small Sites) of the London Plan states that small sites should play a much greater role in housing delivery. The policy requires boroughs to apply a presumption in favour of small housing development in many types of areas including; underused sites, and sites within PTAL 3-6 or within 800 metres of a tube station or town centre.

Section 4.2.1 of the London Plan states that “small housing developments” must make a substantially greater contribution to new supply across the city. Therefore, “increasing the rate of housing delivery from small housing sites is a strategic priority....”

**Main relevant Policy within Haringey’s adopted Local Plan (other than character and amenity policies).**

Policy DM11 states; *"The Council will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units."*

Policy DM12: Housing Design and Quality.

Policy DM16: Residential Conversions. This policy seeks to protect large family sized dwellings.

## **5.0 Planning Assessment**

**The main issues for consideration in this case are:**

- Principle of providing four dwellings
- The impact the proposal would have on the character and appearance of the area
- Impact on neighbouring residential amenity
- The standard of accommodation provided and amenities of future occupiers of the proposed units
- Highways and parking matters
- Refuge and recycling
- Other material considerations

## **6.0 Principle of providing four dwellings**

The existing property is three flats (2 x 2-bedroom and 1x 1-bedroom).

The proposal would include the provision of one 3-bedroom 4-person maisonette with access to a large garden. Therefore, the proposal would provide a large family dwelling.

The proposal would also provide two 1-bedroom, 2-person dwellings and one 2-bed, 3-person flat.

The proposal therefore provides a better mix of unit sizes than the existing position, therefore, is compliant with Policy DM11.

## **7.0 The impact the proposal would have on the character and appearance of the area**

The proposed part single storey and part two storey rear extensions and lightwells would be compatible with the character and appearance of the property and locality.

The proposed roof extensions would match the neighbouring extensions at No.113.

Significant weight also needs to be attributed to the planning permissions granted at the neighbouring property (No.113) – refer to relevant history section of this statement.

The proposed bin and cycle storage enclosures would not result in demonstrable harm to the character and appearance of the building and the locality, and would facilitate the building to be used more efficiently to provide much needed housing.

Details of the enclosures can be imposed as a planning condition.

### **8.0 Impact on neighbouring residential amenity**

The proposed extensions and conversion would not cause any demonstrable harm to neighbouring amenity.

### **9.0 The standard of accommodation provided and amenities of future occupiers of the proposed units.**

As outlined in the schedule of accommodation the proposed dwellings exceed London Plan minimum space standards for new development.

The lower ground floor area provides bedrooms only which do not require the same level of outlook and light as other habitable rooms.

Each dwelling is dual aspect.

Each of the upper floor flats and the lower ground floor and ground floor 1-bedroom maisonette will not be provided private amenity space.

Policy DM12 (Housing Design and Quality) allows for the non-provision of external amenity space for non-family sized dwellings. It is not possible to provide external amenity space for the proposed 1-bedroom dwellings, but the site is located in an accessible location and close to Bruce Castle Park (public open space). The principle of not providing private amenity space has been accepted by the planning permission for conversion at No.113 Pembury Road.

### **10.0 Highway and parking matters**

No off street car parking provision is proposed.

Secure storage for two cycles will be provided in the rear garden for the ground floor and lower ground floor 3-bedroom maisonette.

Secure storage for five cycles will be provided for the other three dwellings, at the front

The site is located within a controlled parking zone.

The site has a PTAL rating of 4 but lies on the edge of PTAL ratings 5 & 6a – this confirms very good public transport accessibility.

Paragraph 111 of the NPPF states: *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

### **11.0 Refuse and Recycling Storage**

Refuse and recycling bins will be stored at the front.

### **12.0 Other Material Considerations**

The adopted London Plan (published March 2021) is an additional material planning consideration.

Policy H1 of the London Plan sets new housing delivery targets for London Councils. To deliver this substantial increase in housing completions the London Plan recognises that a presumption in favour of housing development is required.

Policy H2 of the London Plan states that small site housing developments will be the strategic priority (paragraph 4.2.1). to deliver housing. Part A of the policy states that “small sites should play a much greater role in housing delivery...” Part B, 1, recognises that planning decisions should accept that local character evolves over time and will need to change in appropriate locations to accommodate additional housing provision and increases in residential density through small housing developments. The policy also includes a new housing delivery target solely for the number of dwellings approved for applications on small sites.

Therefore, the provision of one additional dwelling should be afforded significant weight.