

REF: P1095

PLANNING STATEMENT

Location: 22 Coppetts Road, Fortis Green, London, N10 1JY

Applicant: Andrew Simms and Kristine Galiyano

Date: October 2023

QUALITY ASSURANCE

Status	Issue	Date	Prepared By	Checked By
Final	1	01/11/23	BW	AR

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Planning Insight on behalf of Andrew Simms and Kristine Galiyano (hereafter referred to as 'the Applicant') to accompany a householder planning application to the London Borough of Haringey Council in respect of the proposed development at 22 Coppetts, London, N10 1JY (the 'Application Site'). The description of development is as follows:

"Demolition of existing rear and side extension and erection of single-storey rear extension, two-storey side extension and external alterations."

- 1.2 The overall objective of the scheme is to create additional living space for the occupiers of the Application Site. The existing single-storey side and rear wraparound elements are to be demolished to facilitate the erection of the proposed extension. It also includes sustainable fabric improvements and an air source heat pump. In terms of the design approach, the scheme will create an architect-led scheme that enhances the existing building and the street scene.
- 1.3 This *Statement* provides an assessment of the proposed development against the development plan and other material considerations. It describes the application proposal in more detail and in the context of the relevant policies. It should be read in conjunction with the following documents:

Document	Consultant
Planning Statement	Planning Insight
Drawings Package	Amos Goldreich Architecture

2.0 PLANNING CONTEXT

Site and Surroundings

- 2.1 The application building is a three-storey semi-detached dwelling with a roof conversion via side and rear dormers at roof level. The dwellinghouse comprises a hipped roof, with a gable facing the street scene. The Application Site benefits from hardstanding to the front of the site, and a deep rear garden. Shrubs, hedges and mature trees extend along the boundaries of the site.
- 2.2 The site is surrounded by residential dwellings to the north, south and west, and adjoins an allotment to the eastern boundary. The Application Site is within the ward of Fortis Green.
- 2.3 The site is not located in a Conservation Area, nor in proximity to any Listed Buildings or Tree Preservation Orders (TPOs). It is located in Flood Zone 1.



Figure 1 – Aerial Photo of site

Planning History

- 2.4 A search of the Council's online planning database identified one planning application relevant to the Application Site.

OLD/1978/0198 – erection of a single-storey rear extension (Approved – 22nd August 1978)

HGY/1999/0667 - erection of side dormer window and provision of 2 Velux windows at front elevation and 1 at the rear (Approved – 17th August 1999)

- 2.5 The above Planning History is referred to as appropriate in the 'Planning Assessment' section of this *Statement*.

3.0 PLANNING POLICY

- 3.1 This section of the Statement provides an overview of the planning policy context in which the proposed development should be considered in accordance with the relevant planning legislation and national policy guidance.
- 3.2 Planning decisions in England and Wales should be taken in accordance with the development plan unless material considerations indicate otherwise. This statutory requirement is set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 3.3 The National Planning Policy Framework (NPPF) is clear in Paragraph 11 that development that accords with an up-to-date Local Plan should be approved without delay.

Development Plan

- 3.4 The statutory development plan for the London Borough of Haringey consists of:
- London Plan (2021)
 - Haringey Local Plan: Strategic Policies (2013) (as amended 2017) and Development Management DPD (2017)
- 3.5 The following planning policies are considered relevant to the determination of the application.
- 3.6 The relevant policies contained within the London Plan:
- Policy D6 'Housing Quality and Standards'
- 3.7 The relevant policies contained within the Local Plan:
- Policy DM1 'Delivering High Quality Design'
 - Policy DM12 'Housing Design and Quality'
- 3.8 The above planning policies are considered in the context of the development proposal in the *Planning Assessment* section.

Material Considerations

- 3.9 While not forming part of the statutory development plan, the following documents remain important material considerations for the determination of planning applications in Haringey:
- National Planning Policy Framework (NPPF);
 - National Planning Practice Guidance (NPPG);
 - Supplementary Planning Guidance and Documents (SPGs / SPDs)

National Planning Policy Framework

- 3.10 In September 2023, the government adopted the revised National Planning Policy Framework (NPPF). The document provides a consolidated framework of planning policy that replaces the previous National Planning Policy Framework.
- 3.11 The NPPF outlines the presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental.
- 3.12 The framework is clear in Paragraph 11 that development that accords with an up-to-date Local Plan should be approved without delay.
- 3.13 Where there are no relevant development plan policies or the policies for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 3.14 The NPPF constitutes a material consideration in determining applications.

4.0 PLANNING ASSESSMENT

Principle of Development

- 4.1 The proposed development comprises the removal of poor-quality ad-hoc extensions and replacement with purposefully designed additions that would enhance the building. Alterations and extensions to existing dwellinghouses are acceptable in principle this is established by planning policy and the General Permitted Development Order (2015). The key considerations are the design of the scheme and the impact on neighbours, these are fully appraised below.

Design

- 4.2 Policy DM12 'Housing Design and Quality' of the Development Management DPD (2017) indicates that extension and alterations to residential dwellings are 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.
- 4.3 Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality and to be of a high-quality design, which is equally supported by Policy D6 'Housing Quality and Standards' of the London Plan (2021).
- 4.4 The existing single-storey side and rear wraparound extension is to be demolished to facilitate the proposed development. The proposed single-storey rear element is to project 5.7m from the original rear elevation of the main dwellinghouse to the north and approximately 3.55m to the south (as the main dwellinghouse contains a non-uniform building line). The rear element is to project 1.7m than existing to the northern extent and is to align flush with the rear elevation of no. 24.
- 4.5 The rear extension is to measure a maximum height of 3.7m and is to have a flat roof form to create a linear and uniform elevation. There are several rear extensions with matching roof forms along the eastern side of Coppetts Road, in this regard, the proposal would harmonise with the surrounding area.
- 4.6 The two-storey side extension is to extend along the southern elevation of the main dwellinghouse, aligning flush with the front and rear elevations to form a wraparound extension. The side element is to be set in by 0.9m from the party boundary of no. 20, which would create additional space between the dwellings and minimise any extent of a 'terracing effect' within the street scene. The side extension proposes a pitched roof with a gable end facing west, which would be in keeping with the form of the host dwelling and surrounding properties.

- 4.7 The side extension is to be subordinate to the roof of the main dwellinghouse, proposing a height of 6m to the eaves and 6.9m to the ridge. The extension is to measure a width of 2.25m which is considered modest and would not promote the addition of an incongruous feature along Coppetts Road given it seeks to minimise any extent of 'bulk'. The extension is to align flush with the existing front elevation and therefore is acceptable in this regard.
- 4.8 The proposed scheme is of sleek and contemporary design, utilising high-quality materials, including light bricks and slimline glazing for the external elevations. The proposed primary materials are therefore similar to that of the main dwellinghouse yet would provide a distinct appearance. The extension proposes the installation of glazed sliding doors and a set of windows to the rear elevation, as well as a set of windows at the ground floor and first-floor levels to the front elevation of the side extension. The fenestration would align with the existing dwelling. The scheme also proposes the installation of two roof lights and installation of an air source heat pump to the southern-western corner of the main dwellinghouse roof. No design-related impact is anticipated with any of these features.
- 4.9 It should be noted that development would 'add value' to the building. The side and rear elements that are to be demolished create a staggered building line to the rear, the outrigger projects significantly (extending 6.7m further than the proposed rear elevation of the dwelling), and there is a discrepancy in roof heights. As such, it is considered that the proposal enhances the character of the street scene. In terms of massing, scale and overall appearance, the proposed additions are sympathetic and provide an ordered appearance. In this regard, the development would accord with Policies DM1, DM12, and D6.

Neighbouring Amenity

- 4.10 Policy D6 of the London Plan outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.
- 4.11 Policy DM1 of the Development Management DPD 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 and detriment to the amenity of neighbouring residents.

- 4.12 In terms of impact upon neighbouring amenity, it is considered that the proposed single-storey extension will not impact the amenity of occupants at no. 24 given it is to align flush with the rear elevation of the neighbouring dwelling. Regarding no. 20, the extension is to project 3.6m from the rear elevation of the neighbouring dwelling and is to be set in by 1.9m. As such, the extension will not cause any impact upon overbearing or loss of light.
- 4.13 No. 20 benefits from an en-suite window to the side elevation of the dwelling at first-floor level, and a dormer window at roof level that serves a hall/stairway. The proposed side extension is to be blank, with the installation of a door at ground floor level to provide access via a utility room. Accordingly, no impact on the privacy of occupants at no. 20 and 22 is anticipated.
- 4.14 The two-storey side extension is to be set away from the neighbouring boundary by 0.9m and is to be set down from the main roof of no. 20. Regarding daylight and sunlight, it is considered that an appropriate amount of light will continue to reach the dormer window. Nonetheless, neither of the windows to the side elevation of no. 20 are deemed habitable rooms and therefore any assessment is not required.
- 4.15 In terms of the terraced area to the rear, there would be no impact upon overlooking or loss of privacy as it will not directly face any neighbouring windows. The scheme has sought to reduce any impact by proposing the installation of a wraparound glazed balustrade. Further mitigating measures include a collection of mature trees and hedges along the boundaries that will provide an element of screening from neighbouring plots. It is therefore considered that the development accords with Policies DM1 and D6.

5.0 CONCLUSION

- 5.1 The proposed development comprises the erection of a proposed single-storey rear extension, a two-storey side extension, and installation of associated additions, following demolition of existing elements to increase living space for the occupants of no. 22.
- 5.2 The proposed development is considered to be wholly in accordance with the development plan. This *Statement* has demonstrated there would be no significant and demonstrable adverse impacts arising from the proposal regarding design and neighbouring amenity. Rather, no harm would arise, and in accordance with the NPPF, planning permission should be granted.



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