

Planning Statement

In respect of:

Savvas Nicolaou

Land rear of 80 Wightman Road
London
N4 1RN

March 2026

Prepared by

Planning Clarity LLP

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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Planning Clarity on behalf of Savvas Nicolaou (the Applicant) and forms part of a full planning application being submitted to the London Borough of Haringey (LBH) in respect of land to the rear of 80 Wightman Road, London, N4 1RN.
- 1.2 Planning permission is sought for the conversion of an existing garage/store and erection of a first floor to form a three bedroom dwellinghouse (the Proposed Development).
- 1.3 This Statement details the nature of the application site, the surrounding area and the site history, the relevant development plan policies and associated guidance, followed by an assessment of the proposals against those policies, guidance, and other material planning considerations. It concludes that planning permission should be granted.
- 1.4 In addition to this planning statement, the application is supported by the following technical reports and drawings:
 - Design & Access Statement prepared by Jorge Salman Architects.
 - Daylight and Sunlight Assessment prepared by Rights of Light Consulting
 - Energy Statement prepared by Focus 360 Energy
 - CiL Form

Table 1: Application Drawing Schedule

Ref.	Title	Scale	Status
2513_P01B	Existing Site Location Plan	1:200@A3	For Approval
2513_P02B	Existing Ground Floor Plan	1:100@A3	For Approval
2513_P20A	Existing Side (East) Elevation	1:100@A3	For Approval
2513_P21A	Existing Front Elevation	1:100@A3	For Approval
2513_P23A	Existing Rear Elevation	1:100@A3	For Approval
2513_P24A	Existing Side (West) Elevation	1:100@A3	For Approval
2513_P102D	Proposed Ground Floor Plan	1:100@A3	For Approval
2513_P103D	Proposed First Floor Plan	1:100@A3	For Approval
2513_P104B	Proposed Roof Plan	1:100@A3	For Approval
2513_P105B	Proposed Site Location Plan	1:200@A3	For Approval
2513_P220A	Proposed Side (East) Elevation	1:100@A3	For Approval
2513_P221B	Proposed Front Elevation	1:100@A3	For Approval
2513_P223B	Proposed Rear Elevation	1:100@A3	For Approval
2513_P224B	Proposed Side (West) Elevation	1:100@A3	For Approval
2513_P226A	Proposed Materials	1:100@A3	For Approval
2513_P230A	CGI View 1 From Wightman Road	N/A	Not for Approval
2513_P231A	CGI View 2 From Duckett Road	N/A	Not for Approval
2513_P232A	CGI View 3 From Duckett Road	N/A	Not for Approval

Pre-Application Advice

- 1.5 A request for pre application advice (ref: PRE/2025/0156) was sought from Haringey. A meeting took place on 1st July 2025 with the Development Management Team Manager and the Design Officer. In summary, no objections were raised in principle to the Proposed Development. However, the design of the new building and its impact on residential amenity required further consideration by Officers.

2 SITE CONTEXT AND RELEVANT PLANNING HISTORY

Application Site

- 2.1 The Application Site (the Site) is shown on the Existing Location Plan drawing no. 2513_P01 and in **Figure 1** below. The total area in the ownership of the Applicant measures approximately 0.54ha while the application site measures approximately 0.33ha.
- 2.2 80 Wightman Road comprises a two storey plus basement end of terrace property, extended at rear and roof level. It is located on the east side of the road at its junction with Duckett Road and is in use as a house in multiple occupation (HMO). To the rear, the subject of this application, lies a single storey garage and store (the existing building) on the north side of, and fronting, Duckett Road. There is a small forecourt area at front on Duckett Road. This area is only approximately 3.2m deep and as such is not suitable for off street parking.



Figure 1: Application Site

- 2.3 To the north of the Site lies 82 Wightman Road, comprising a two bed ground floor flat and an HMO on the first floor. To the east lies 1 Duckett Road, a dwellinghouse and to the south is Duckett Road. The land level reduces from north/south.

Relevant Planning Decisions

Application Site

- 2.4 In December 1990, planning permission ref: HGY/1999/0902 was refused for the demolition of the existing garage in rear garden and the erection of a two storey detached house.
- 2.5 In April 2005 planning permission ref: HGY/2005/0305 was granted for the demolition of an existing garage and erection of single storey garage and store/summer house.

Other Relevant Planning Decisions

- 2.6 The following decisions relate to similarly located development to that which is currently being proposed within the vicinity of the Site.
- 2.7 In January 2017 planning permission ref: HGY/2016/3169 was granted for the construction of a part 1, part 2 storey dwelling (C3) with accommodation at basement level following demolition of existing single detached lock up garage at the rear, at 19 Willoughby Road.
- 2.8 In October 2017 planning permission ref: HGY/2017/1166 was granted for erection of 2 no. semi-detached 3-bedroom dwelling houses (1 x 3 storey and 1 x 2 storey, both with basement levels) with private amenity space to the rear, at 2 Frobisher Road.
- 2.9 In August 2015 planning permission ref: HGY/2015/1859 was granted for a first floor extension (to form a two storey dwelling) at 1A Cavendish Road.

3 PROPOSED SCHEME

- 3.1 This section provides an overview of the Proposed Development. It should be read together with the Design and Access Statement (DAS) prepared by Jorge Salman Architects which accompanies this planning application.
- 3.2 Planning Permission is sought for:
- “the conversion of an existing single storey garage and store and erection of a first floor to form a three bedroom dwellinghouse”.*
- 3.3 The new dwelling is shown on the Proposed Site Location Plan drawing no. 2513_P105 and the proposed elevations are shown on the Proposed Front Elevation drawing no. 2513_P221, Proposed Rear Elevation drawing no. 2513_P223, and the Proposed Side (east and west facing) Elevations drawing no. 2513_P224 and _P220, respectively.
- 3.4 The existing building measures approximately 6m wide, 9m long, 2.6m high, with a gross external area (GEA) of 44.5sqm. It would be raised to approximately 3.1m high and the front elevation would be replaced with an aluminium brown painted double glazed window and a composite entrance door and sidelight. The rear wall would be extended by approximately 2m, resulting in an overall length of approximately 11m, and finished a chamfered rear wall with two aluminium brown painted double glazed window/bi-folding doors. An aluminium brown painted double glazed window/bi-folding door and an air source heat pump are proposed along the western flank wall.
- 3.5 The Proposed first floor extension would be set flush with the flank walls of the ground floor building , retaining a 1m gap with no. 1 Duckett Road. It would be finished with a flat roof approximately 6m high along the west eaves and 6.4m high along the east eaves, due to the topography of the site. The roof would contain 12no. photovoltaic solar panels. Access to these for maintenance would be through the opening rooflight located in the 1st floor hall.
- 3.6 The proposed first floor would project approximately 1m beyond the ground floor front wall and finished with a chamfered wall with 2no. aluminium brown painted double glazed windows. The proposed first floor rear wall would be set back approximately 1.8m from the ground floor rear wall and finished with a chamfered wall containing two brown painted aluminium framed double glazed windows. The resulting single storey ground floor rear extension would be finished with a flat roof with rooflights, approximately 3.1m high.

- 3.7 The proposed materials are shown on the Proposed Materials Plan drawing no. 2513_P226. The ground floor external walls would be finished with facing brickwork and white-multi facing bricks & slips. The first floor façade would be finished with diamond shaped zinc cladding with brown painted aluminium window frames. The manufacturer's specifications have been submitted to support this application.
- 3.8 Outdoor private amenity space is provided between the west side of the new dwelling and to the rear involving part of the existing garden at 82 Wightman Road, measuring approximately 65.1sqm. It would comprise a combination of hard permeable paving and soft landscape (grass). Cycle and bin stores are located within this area.
- 3.9 A small patio area finished with permeable paving is also proposed at rear. At forecourt with entrance steps and finished with permeable paving are proposed at front.
- 3.10 1.8m high timber fencing are proposed along Duckett Road, and between 80 and 82 Wightman Road.
- 3.11 The proposed internal arrangements are shown on the Proposed Ground Floor Plan drawing no. 2513_P102 and on the Proposed First Floor Plan drawing no. 2513_P103. The ground floor would provide a living room and hallway entrance with store and WC at the front with a kitchen diner at the rear. The first floor would provide a bedroom with ensuite bathroom and a separate bathroom and store at front with two bedrooms at the rear. **Table 2** below provides the space standards for a 3 bed 4 person dwelling.

Table 2: Dwelling Gross Internal and External Areas (2 storey 3b/4p dwelling)

House	GIAm ²	London Plan Policy D6 and Table 3.1 (m ²) Standards
Living Room	17.1	N/A
Kitchen/Dining Room	25.1	N/A
WC	1.3	N/A
Hall Grd	9	N/A
Stores	2.7	2.5
Bedroom 1	11.5	11.5
Bedroom 2	9.5	7.5
Bedroom 3	9.5	7.5
Ensuite 1	2.9	N/A
Bathroom	3.4	N/A
Hall 1st	9.8	N/A
External Space	65.1	6
Gross Internal Area	102.8	84
Ceiling Height	2.5	2.5

4 PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 This section sets out the applicable national, regional, and local planning policies and identifies other documents and guidance that are considered relevant to the determination of this application. The relevant topic specific national, regional and local policies are listed below with the full wording set out in section 5 of the Statement.
- 4.3 At national level, the National Planning Policy Framework 2024 (NPPF) was revised in response to the proposed reforms to the NPPF and other changes to the planning system consultation on 12 December 2024 and sets out the government's planning policies for England and how these are expected to be applied.
- 4.4 The 2024 version was amended on 7 February 2025 to correct cross-references from footnotes 7 and 8 and amend the end of the first sentence of paragraph 155 to make its intent clear. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12 December 2024.
- 4.5 This revised framework replaces the previous NPPF published in March 2012, revised in July 2018, updated in February 2012, revised in July 2021, updated in September 2023 and revised in December 2023.
- 4.6 Paragraph 7 of the NPPF states *“the purpose of the planning system is to contribute to the achievement of sustainable development”*. Paragraph 8 states *“achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), 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)”*. However, paragraph 9 states these *“are not criteria against which every decision can or should be judged”* and *“decisions should also take local circumstances into account, to reflect the character, needs and opportunities of each area”*.
- 4.7 On sustainable development, paragraph 8 states *“Achieving sustainable development means that the planning system has three 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):*

*a) **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;*

*b) **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*

*c) **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, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. “*

4.8 Paragraph 9 states *“These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”*

4.9 Further, paragraph 10 states *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)”*. Paragraph 11 states *“Plans and decisions should apply a presumption in favour of sustainable development.*

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

4.10 Paragraph 12 states: *“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan...permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*

4.11 The most relevant sections of the NPPF are:

- 5. Delivering a sufficient supply of homes
- 11. Making effective use of land
- 12. Achieving well-designed places

4.12 At regional level, the London Plan (LP) 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

- 4.13 The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out.
- 4.14 The relevant policies are:
- Policy H1 Increasing housing supply
 - Policy D3 Optimising site capacity through the design-led approach
 - Policy D4 Delivering good design
 - Policy D5 Inclusive design
 - Policy D6 Housing quality and standards & Tables 3.1 & 3.2
 - Policy SI 2 Minimising greenhouse gas emissions
- 4.15 Also relevant is the Mayor's London Plan Guide: Housing Design Standards 2023.
- 4.16 At local level, the Development Plan comprises Haringey's Local Plan Strategic Policies (SLPS) 2013 – 2026 and the Development Management Policies (DPD) 2017. The relevant policies are:
- Policy SP2 Housing
 - Policy SP11 Design
 - Policy DM1 Delivering High Quality Design
 - Policy DM7 Development on Infill, Backland, and Garden Land Sites
 - Policy DM10 Housing Supply
 - Policy DM12 Housing Design and Quality
 - Policy DM21 Sustainable Design, Layout & Construction

5 PLANNING ASSESSMENT

- 5.1 Paragraph 2 of the NPPF confirms that Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides the legal context for applications to be considered in accordance with the Development Plan unless material considerations indicate otherwise. It also states that planning decisions must also reflect relevant international obligations and statutory requirements.
- 5.2 This section draws on the relevant policies from the Development Plan along with other material considerations and uses the findings of the supporting technical statements to appraise the Proposed Development.
- 5.3 In the context of the consideration of the main effects of the Proposed Development, the main planning and environmental considerations are:
- Principle of the Proposed Scheme;
 - Design and Housing Standards;
 - Impact on Residential Amenity; and
 - Sustainable Construction and Design

Principle of the Proposed Scheme

National Policy

- 5.4 Chapter 5 of the NPPF deals with delivering a sufficient supply of homes. In particular, paragraph 61 states that *“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.”*
- 5.5 Paragraph 63 states that *“within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.”* In addition to the requirement of providing specific and deliverable housing sites over the plan period, it states at Paragraph 73 that *“small and medium sized sites can make an important contribution to meeting the housing requirements of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly.”*
- 5.6 Further, Section 11 ‘Making effective use of land’, paragraph 124 states *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”*

Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in way that makes as much use as possible of previously-developed or 'brownfield' land".

- 5.7 The glossary at Annex 2 of the NPPF provides a definition for major development. For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. The Proposed Development does not exceed these thresholds.

London Plan

- 5.8 The Mayor's housing policies are contained in Chapter 4 Housing of the London Plan. Policy H1 Increasing Housing Supply states *"B To ensure that ten-year housing targets are achieved, boroughs should: b) encourage development on other appropriate windfall sites not identified in Development Plans through the Plan period, especially from the sources of supply listed in B2"*
- 5.9 Regarding small sites, Policy H2 states *"A Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:*
- 1) significantly increase the contribution of small sites to meeting London's housing needs*
 - 3) support small and medium-sized housebuilders*
 - 5) achieve the minimum targets for small sites set out in Table 4.2 (target 2,600) as a component of the overall housing targets set out in Table 4.1."*

Statutory Development Plan Policies

- 5.10 On housing, Haringey's strategic policy SP2 states *"The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum).*

Density and design standards to deliver quality homes Excellence in design quality and sustainability will be required for all new homes. High quality new residential development in Haringey will be provided by ensuring that new development:

- 1. Meets the density levels set out in the Density Matrix of the London Plan;*

2. Is designed having regard to the housing design standards and space standards set out in the Mayor of London's Housing SPG (March 2016) and the London Plan and the play space standards set out in the Mayor's Play and Informal Recreation SPG 2012;"

- 5.11 On Housing Supply, Policy DM10 states *"D Windfall development will be considered acceptable where this complies with the relevant policies of this Plan."*

Accordance with Policies

- 5.12 The Application Site comprises a single storey garage/store building granted planning permission in April 2005 and located to the rear of 80 Wightman Road. Wightman Road lies within an established residential area and therefore, it is considered that in principal the proposed use of the Site for residential purposes would be acceptable subject to compliance with other relevant national, regional, and local planning policies.
- 5.13 The NPPF defines "Brownfield Sites" or "Previously Developed Land" as *"Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed)."* Given the lawful use of the Site, it is considered that the Proposed Development falls within the definition of previously developed land. Housing development on previously developed land is supported by the NPPF, in particular paragraph 124, which states *"planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions."* Further, optimising the potential for housing delivery on brownfield sites is also supported by London Plan Policy H1. Matters relating to impact on the appearance of the area and the living conditions for existing and future occupiers are discussed below.
- 5.14 Paragraph 78 of the NPPF requires local authorities to *"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement... The supply of specific deliverable sites should in addition include a buffer"*.
- 5.15 London Plan Policy H1 sets a 10-year target (2019/20-2028/29) for the provision of 522,870 new homes across London as a whole and 15,920 for Haringey, equating to 1,592 dwellings per annum. Haringey monitors the supply of sites on an annual basis as part of the Authority Monitoring Report (AMR) review process and, according to the latest AMR published in April 2025, as of 31 March 2024, Haringey has a housing land supply of 5.18 years. However, paragraph 3.2.3 of the AMR outlines that due to delivery in the past 3 years falling short of the 1,592 dwellings per annum target and also

a shortfall against the previous target of 1,502 homes in 20/21, there is now an increased shortfall against the cumulative housing target 2011-2024. The shortfall over the period 2011-2024 stands at 4,574 which equates to 26.8% of the total required amount.

- 5.16 London Plan Policy H2A outlines a clear presumption in favour of development proposals for small sites such as this (below 0.25 hectares in size). It states that they should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on them to significantly increase the contribution of small sites to meeting London's housing needs. Policy H2A sets out a minimum target to deliver 2,600 homes from small sites in Haringey over a 10-year period.
- 5.17 Further, Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing. Policy DM10 seeks to increase housing supply and seeks to optimise housing capacity on individual sites.
- 5.18 Given that above, it is quite clear that in principal, the Proposed Development would make a positive contribute to Haringey meeting their housing target and is acceptable in housing policy terms.

Design and Housing Standards

National Policy

- 5.19 Section 12 of the NPPF is clear in its approach that great importance should be attached to achieving good design within new developments which is a key aspect of sustainable development.
- 5.20 NPPF Paragraph 131 outlines the need for the creation of high quality, beautiful and sustainable buildings and places while Paragraph 139 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*
- (a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- (b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings".*

London Plan

- 5.21 London Plan Policy D6 'Housing quality and standards' seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services. It emphasises the need for good housing quality which meets relevant standards of accommodation.
- 5.22 Table 3.1 'Minimum internal space standards for new dwellings' sets the minimum internal space standards for new dwellings and Table 3.2 'Qualitative design aspects to be addressed in housing developments' sets outdoor private amenity space standard.

Statutory Development Plan Policies

- 5.23 Haringey's strategic policy on Design is Policy SP11. It states *"All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:*
- *Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;*
 - *Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;"*
- 5.24 Further, DPD Policy DM1 'Delivering High Quality Design' states:
- "Haringey Development Charter*
- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:*
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;*
- b Make a positive contribution to a place, improving the character and quality of an area;*
- Design Standards*
- Character of development*
- B Development proposals should relate positively to their locality, having regard to:*
- a Building heights;*

- b Form, scale & massing prevailing around the site;*
- c Urban grain, and the framework of routes and spaces connecting locally and more widely;*
- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;*
- e Rhythm of any neighbouring or local regular plot and building widths;*
- f Active, lively frontages to the public realm; and*
- g Distinctive local architectural styles, detailing and materials.”*

5.25 Also, DPD Policy DM7 ‘Development on Infill, Backland, and Garden Land Sites’ states

“B Development proposals for infill, backland and garden land should meet the requirements of Policies DM1 and DM2 and must:

- a Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;*
- b Provide a site specific and creative response to the built and natural features of the area;*
- d Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;*
- e Retain and provide adequate amenity space for existing and new occupants;*
- f Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces;”*

5.26 Policy DM12 ‘Housing Design and Quality’ states:

- “A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor’s Housing SPG.*
- B Ground floor family housing should provide access to private garden/amenity space,...”*

Accordance with Design and Housing Standards Policies

Design

- 5.27 Full details of the design approach is found in the Design and Access Statement prepared by Jorge Salman Architects which accompanies this planning application. It explains the design rationale behind a Proposed Development and demonstrates how it responds to the site and its surroundings. It also outlines how the development will be accessible and inclusive for all users and confirms that the design is suitable for its context and can be adequately accessed by prospective users.
- 5.28 In summary, the Proposed Development represents an improvement to the existing street scene. It provides a contemporary addition that is considered to complement the existing Victorian terrace and

aims to add interest and uniqueness to a corner facing site location between Wightman Road and Duckett Road.

- 5.29 The Proposed Development optimises the site capacity through a design-led approach, which provides a three-bedroom dwelling through the extension of the existing building. The orientation responds directly to the character of the surrounding existing buildings. The height, scale, and massing of the Proposed Development would ensure that it would appear subordinate to surrounding development and the proposed materials would ensure that the proposal delivers a high standard design that would contribute to the distinctive character and amenity of the local area.
- 5.30 Overall, it is considered that the Proposed Development would comply with Policy SP11 as it would *“enhance and enrich Haringey’s built environment”* and with DPD Policy DM7(b) ‘Development on Infill’ as it would *“provide a site specific and creative response to the built and natural features of the area”*. Further, the proposals would accord with criteria (a) and (b) of DPD Policy DM1 ‘Delivering High Quality Design’ as it would *“relate positively to neighbouring structures, new [and] old, to create a harmonious whole”* and *“make a positive contribution to a place, improving the character and quality of [this immediate] area”*.

Design Standards

- 5.31 London Plan Policy D6 ‘Housing quality and standards’ requires dwellings in particular to be of sufficient size and quality. The standards by which this is measured are set out Tables 3.1, 3.2, and the Mayors Housing SPG. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP11 and DPD DM12 ‘Housing Design and Quality’.
- 5.32 **Table 2** above clearly demonstrates that the Proposed Development has been designed to meet and in some cases exceed the Mayor’s minimum internal space standards for new dwellings. Therefore, the proposal is considered to provide good quality living conditions for future occupiers in accordance with the above housing and design policies and standards. Also, sufficient private amenity space would be retained for the occupiers of the lower ground unit at 80 Wightman Road and for the two bedroom ground floor flat at 82 Wightman Road.
- 5.33 London Plan Table 3.2 (vi) ‘Usability and ongoing maintenance’ require recycling and waste disposal, storage to be located appropriately and designed to work effectively for residents, management and collection services. Further, DPD Policy DM4 (b) ‘Provision and Design of Waste Management

Facilities' requires all proposals to make on-site provision for general waste, the separation of recyclable materials and organic material for composting.

- 5.34 The waste storage is located in the side private amenity space area and positioned within 10m of the public highway to allow easy access for the Council's waste collection operatives. The proposal would therefore comply with the aforementioned standards relating to waste storage and collection.
- 5.35 Overall, it is considered that the Proposed Development would comply with national, regional, and local planning policies relating to design and housing standards.

Impact on Residential Amenity

National Policy

- 5.36 On 'Achieving appropriate densities' NPPF paragraph 130(c) states *"local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."*

Statutory Development Plan Policies

- 5.37 DPD Policy DM1 'Delivering High Quality Design' states:
- "Privacy and amenity*
- D 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;"*

Accordance with Residential Amenity Policies

- 5.38 In accordance with DPD Policy DM1 'Delivering High Quality Design' careful consideration has been given to the amenities of occupants and neighbours in terms of privacy, outlook, sunlight/daylight and noise and disturbance.

- 5.39 The operation of the new development for residential purposes is not considered to result in a significant increase in noise and disturbance to the detriment of neighbouring properties.
- 5.40 No windows are proposed on the side elevation facing 80 Wightman Road. The proposed first floor rear bedroom windows would not directly overlook into rear windows of adjoining properties but would overlook the rear gardens of properties in Wightman Road and to a lesser extent, properties in Duckett Road. However, as existing properties already overlook rear gardens of adjoining properties, it is not considered that the Proposed Development would result in a significant increase in overlooking resulting in a loss of privacy to nearby residents.
- 5.41 The application is supported by a Daylight and Sunlight Report prepared by Rights of Light Consulting. Full details of the assessment is found in the report however, in summary the assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022. The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 1 Duckett Road and 80 & 82 Wightman Road.
- 5.42 The results demonstrate that the Proposed Development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight test in respect of window 31 which is the rear ground floor kitchen dining room window at 80 Wightman Road. However there are mitigating factors to consider:
- The before/after ratio for window 31 is 0.74 which is fairly close to the target of 0.8 stated in the BRE guide. Whilst the BRE guide gives numerical guidelines, it states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.
 - Window 31 also retains a VSC of 21.4%. It is generally accepted, through a series of appeal decisions, that for schemes in densely populated locations, a VSC of 20% or more is considered reasonably good.
- 5.43 Further, the new boundary timber fence and the west facing flank wall of the new dwelling would be located approximately 4.4m and 5.6m from window 31, respectively. However, this room has additional windows along the southern flank wall that provides adequate outlook.
- 5.44 It is considered that taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out above, the Proposed Development is acceptable in terms of daylight and sunlight.

- 5.45 Further, Haringey's attention is drawn to NPPF paragraph 130 which advises LPAs that when considering applications for housing, *"authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)"*. It has already been demonstrated above that the Proposed Development represents an efficient use of land and meets the Mayor's minimum internal space standards for new dwellings.
- 5.46 It is therefore considered that the Proposed Development would comply with criteria (a) and (b) of DPD Policy DM1 'Delivering High Quality Design' for the following reasons:
- a It has been demonstrated in the Daylight and Sunlight Report prepared by Rights of Light Consulting that appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land would be achieved;
 - b It has been demonstrated that the proposals avoids overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.

Sustainable Construction and Design

National Policy

- 5.47 NPPF Section 14 'Meeting the challenge of climate change, flooding and coastal change' sets out the Government's policies on climate change. Paragraph 164 states *"New development should be planned for in ways that:*
- b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards."*
- 5.48 Further, NPPF paragraph 167 states *"Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights)."*

London Plan

- 5.49 Policy SI 2 'Minimising greenhouse gas emissions' sets out the Mayor's policies on minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- Be lean: use less energy and manage demand during operation
- Be clean: exploit local energy resources and supply energy efficiently and cleanly
- Be green: maximise opportunities for renewable energy
- Be Seen: monitor, verify and report on energy performance

5.50 Policy SI 2 states:

“B - Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

C - A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures.”

Statutory Development Plan Policies

5.51 Policy DM21 ‘Sustainable Design, Layout and Construction’ states *“A All new development, including building and landscape works, will be expected to consider and implement sustainable design, layout and construction techniques. Proposals should:*

a Apply the energy hierarchy to minimise energy use in order to meet, and if possible exceed, minimum carbon dioxide reduction requirements;

b Apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems;

d Wherever possible, use building materials with high environmental performance ratings;”

Accordance with Sustainability Policies

5.52 The application is supported by an Energy Statement prepared by Focus 360. It details how the buildings’ fabric and energy design will be developed within the context of the existing development policy requirements and demonstrate the ways in which these policy aims would be met.

5.53 The report also provides a detailed assessment of the predicted energy demand and CO2 emissions for the new dwelling. The report details those features of the design and specification that will be integrated within the development, along with low carbon technologies to contribute to effective energy demand reduction.

- 5.54 In summary, the Proposed Development would incorporate the following measures to reduce carbon emissions.
- 5.55 On LEAN, the measures include (but not limited to):
- Enhanced U-values - incorporate high levels of insulation and high-performance glazing beyond Part L where possible;
 - Air Permeability Testing - A high air tightness is targeted for this building to limit uncontrolled air infiltration;
 - High Efficacy Lighting - incorporate low energy lighting fittings throughout the development; and
 - Design – the material specification and building construction methodology, which would be incorporated into the scheme, would provide the following benefits:
 - Good levels of thermal insulation to reduce heat loss through external build elements.
 - Highly efficient double-glazing units and insulated doors.
 - Detailing to limit heat losses through thermal bridging; and
 - Detailing to limit heat losses through air permeability.
- 5.56 On CLEAN, the Site is not located within an area served by district heating or any other centralised heating networks. As such, there are no available connections to district heating systems or similar services in the vicinity.
- 5.57 On GREEN, a renewable technologies feasibility study was undertaken for the Proposed Development to identify the most appropriate strategy to reduce regulated energy demand and associated carbon emissions in line with the National Plan 2024 and Part L requirements. The study recommended the following to be incorporated into the scheme to reduce emissions:
- Air source heat pump (ASHP): this would significantly reduce the regulated energy demand through high operational efficiency. While the ASHP itself is not classified as onsite renewable energy generation for the purposes of planning policy, its inclusion lowers the overall regulated demand, thereby increasing the proportional contribution made by onsite renewables.
 - 12 solar photovoltaic array of approximately 4 kWp are proposed on the roof of the new dwelling.
- 5.58 On SEEN, no monitoring is proposed or recommended.

- 5.59 The inclusion of these technologies equates to approximately 50% of the new dwelling's regulated energy demand, comfortably exceeding the minimum 10% onsite renewable energy requirement and ensuring compliance with LP Policy SI 2 'Minimising greenhouse gas emissions' and DPD Policy DM21 'Sustainable Design, Layout and Construction'.
- 5.60 Overall, the Proposed Development represents a balanced and policy-compliant approach to energy strategy, prioritising demand reduction first, followed by efficient systems and renewable generation. The detailed SAP calculations, compliance outputs, and Energy Performance Certificate (EPC) are included within the appendix of the Statement.

6 PLANNING BALANCE AND CONCLUSION

- 6.1 This Planning Statement has described the site location and context (Section 2), outlined the Proposed Development (Section 3), confirmed the policy context (Section 4) and provided an assessment of the Proposed Development against the planning policy framework and other material considerations (Section 5).
- 6.2 It is fundamental to planning decision-making that a balancing exercise occurs to consider the benefits of a scheme against its impacts and effects as assessed against the relevant planning policy framework. This section considers the planning balance given to the Proposed Development in terms of its accordance or conflict with the policies in the Statutory Development Plan as well as other national policy and material considerations and undertakes the exercise set out in paragraph 11 of the NPPF 2024 of identifying whether the Proposed Development should benefit from the presumption in favour of sustainable development.
- 6.3 The Site is not listed and falls outside of a designated conservation area. The existing garage/store does not make a positive contribution to the street scene or the area, which would undoubtedly benefit from the high quality redevelopment of the site.
- 6.4 It is clear from paragraph 3.2.3 of the Haringey's AMR that due to delivery in the past 3 years falling short of the 1,592 dwellings per annum target and also a shortfall against the previous target of 1,502 homes in YR 20/21, there is now an increased shortfall against the cumulative housing target 2011-2024. The shortfall over the period 2011-2024 stands at 4,574 which equates to 26.8% of the total required amount. As such, the presumption in favour of sustainable development; the 'tilted balance' in paragraph 11(d) of the NPPF (2024) is a material planning consideration.
- 6.5 In essence, NPPF paragraph 11 requires the local authority to grant permission for residential development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of doing so, when assessed against the NPPF as a whole, unless there is a clear reason for refusing development because of a conflict with policies in the NPPF that protects areas or assets of particular importance. None of these circumstances apply to the Proposed Development so there is a positive presumption in favour of the proposal.
- 6.6 Further, London Plan Policy H2A outlines a clear presumption in favour of development proposals for small sites such as this (below 0.25 hectares in size). It states that they should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on them to significantly increase the contribution of small sites to meeting London's housing needs.

- 6.7 In terms of planning balance, the Proposed Development will provide a new family sized dwelling, making a small but valuable contribution towards the Haringey's housing supply. This planning application demonstrates how the Site can accommodate a well-designed high quality development that meets and in some cases exceed the Mayor's minimum internal space standards, together with appropriate external amenity space.
- 6.8 The results of the Daylight and Sunlight Assessment prepared by Rights of Light Consulting show that the Proposed Development will have a relatively low impact on the light receivable by its neighbouring properties. However, a non-compliance with the BRE recommendations is limited to the daylight test in respect of the rear ground floor kitchen dining room window at 80 Wightman Road. However there mitigating factors mentioned above demonstrate that appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land would be achieved.
- 6.9 Overall, this planning application demonstrates that there are no adverse impacts that would significantly and demonstrably outweigh the benefits that the Proposed Development would deliver, that being the provision of a new family dwelling that will make a small but valuable contribution towards the Haringey and London's housing supply, and would represent a high quality development that would make a positive contribution to the character and appearance of the street scene and surrounding area.
- 6.10 For these reasons, Haringey are respectfully requested to grant planning permission.