

PLANNING STATEMENT

5 Radley Road, Tottenham, London N17 6RH

Full planning application for extension and alterations to the existing dwelling, together with conversion/subdivision into two self-contained flats, with associated external alterations, cycle/refuse storage and amenity space

1. Introduction

This Planning Statement has been prepared in support of a full planning application for works at 5 Radley Road, Tottenham, London N17 6RH. The proposal comprises a modest extension and external alterations to the existing dwelling, together with its conversion/subdivision into two self-contained flats, with associated cycle storage, refuse storage and amenity space.

The application seeks to make efficient use of an existing residential building within an established urban residential street. The proposal would deliver an additional self-contained home through the sensitive adaptation of the existing property, while keeping the built extension limited in scale.

2. Site and Surrounding Context

The application site comprises an existing two-storey terraced dwelling on Radley Road, within Tottenham. The surrounding area is predominantly residential in character, consisting mainly of terraced properties of broadly comparable scale and form. The site forms part of an established urban street pattern, with residential curtilages to the front and rear.

The submitted location and block plans identify the application site within the existing built-up frontage of Radley Road. The existing and proposed block plans show the proposal remaining within the established residential plot, with only a modest increase to the built footprint at the rear and provision of a small bicycle shed within the site.

3. The Proposed Development

The proposed development comprises:

- Conversion/subdivision of the existing dwelling into two self-contained flats;
- A small ground floor rear extension;
- Internal alterations to create functional independent residential accommodation;
- Associated external alterations, including revised openings and new rainwater drainage;
- Provision of cycle storage;
- Provision for refuse storage and retained amenity space.

The proposed plans show Flat 1 at ground floor level with an approximate floorspace of 68.05 sq m and Flat 2 at first floor level with an approximate floorspace of 66.44 sq m. The physical extension is limited to approximately 4.39 sq m at ground floor level, with no additional first-floor floorspace proposed. The existing dwelling has an approximate combined internal floor area of 136.60 sq m, consisting of 70.16 sq m at ground floor and 66.44 sq m at first floor.

The proposed materials are identified on the submitted drawings as brick to match existing for ground floor walls, a ply membrane flat roof, and double-glazed white UPVC windows to match the existing character of the property.

4. Planning Policy Context

The development plan for the area includes the Haringey Local Plan: Strategic Policies and the Haringey Development Management Development Plan Document (DPD). The Development Management DPD was adopted on 24 July 2017 and contains policies used to determine development proposals within the borough.

The Council's published guidance on the conversion of houses to flats confirms that such proposals should be considered against Policy DM16 of the Development Management DPD. It states that the subdivision of larger homes into self-contained flats may be permitted where the gross original internal floor space of the dwelling exceeds 120 sq m, subject to compliance with other relevant policy requirements including internal space standards, layout, amenity, daylight, privacy, parking/access and refuse storage.

Relevant planning considerations include:

- The principle of residential conversion and efficient use of existing housing stock;
- The quality, functionality and standard of accommodation for future occupiers;
- The effect on the character and appearance of the host building and surrounding area;
- Residential amenity for neighbouring occupiers;
- Parking, cycle storage and refuse arrangements;
- Biodiversity and sustainability considerations.

5. Principle of Development and Housing Delivery

The proposal would create two self-contained homes from an existing larger dwelling. The original gross internal floor area of the existing dwelling is approximately 136.60 sq m, which exceeds the 120 sq m threshold referred to in Haringey's published guidance for the conversion of houses to flats.

The proposal would make efficient use of an existing residential building and contribute to housing supply without requiring substantial new built development. It would provide a net gain of one additional dwelling within a sustainable and accessible urban location, close to existing services, public transport and local infrastructure.

If the site falls within a Family Housing Protection Zone, the proposal retains a family-sized unit at ground floor level. The scheme therefore continues to provide family accommodation while also adding a smaller self-contained flat, helping to support a varied local housing stock.

6. Design, Scale and Appearance

The physical extension is modest and subordinate to the existing dwelling. The proposed additional area is approximately 4.39 sq m at ground floor level only, and the proposal does not involve a substantial enlargement of the building. The external works are therefore proportionate to the scale of the host property and the residential plot.

The proposed elevational treatment retains the overall established domestic appearance of the building. Materials are specified to match or be compatible with the existing property, including brickwork to match existing and double-glazed white UPVC windows to match the existing window character. The proposed flat roof is set to the rear and would have limited visibility from the public realm.

The proposal would preserve the established rhythm and character of the terrace. The front elevation remains broadly consistent with the existing appearance of the property, and the main changes are concentrated internally and to the rear, where their visual impact would be contained.

7. Standard of Accommodation

Both proposed flats are arranged to provide independent, self-contained accommodation with separate living, kitchen, bathroom and bedroom facilities. The layouts have been designed to use the existing building fabric efficiently while providing functional room arrangements.

Flat 1 at ground floor level is shown as approximately 68.05 sq m. It includes a living/kitchen area, bedrooms, bathroom/WC accommodation and access to the rear garden/amenity area. Flat 2 at first floor level is shown as approximately 66.44 sq m and includes living, kitchen, bathroom and bedroom accommodation.

The proposed layouts have been arranged to provide an acceptable standard of living for future occupiers, with habitable rooms served by existing and proposed windows. The conversion also provides an opportunity to upgrade the building fabric, ventilation, acoustic separation and fire separation through the Building Regulations process.

8. Neighbouring Amenity

The proposal is not considered to result in unacceptable harm to neighbouring residential amenity. The built extension is very limited in scale and is located at ground floor level. It would not give rise to unacceptable overbearing impact, loss of outlook, loss of daylight or overshadowing when viewed in the context of the existing terraced setting.

The proposed window alterations are domestic in scale and would not create materially greater overlooking than the existing residential use of the property. The use would remain residential, and the subdivision into two flats would not introduce an incompatible activity into the surrounding residential area.

Any noise transfer between units can be appropriately controlled through internal construction detailing and compliance with Building Regulations, including acoustic separation between the proposed flats.

9. Amenity Space, Cycle Storage and Refuse

The proposal retains external amenity space within the site. The ground floor flat would benefit from direct access to rear amenity space, and the first floor flat would have access to external amenity arrangements as shown on the submitted plans. The retained garden area ensures that the conversion does not result in overdevelopment of the plot.

The proposed plans identify dedicated cycle storage in the form of a bicycle shed measuring approximately 2.1 m by 2.5 m. This provision supports sustainable transport choices and is appropriate for the proposed residential use.

Refuse and recycling storage can be accommodated within the site frontage/curtilage in a convenient position for residents and collection. The final refuse arrangement can be secured by condition if required by the Local Planning Authority.

10. Parking and Transport

The site is located within an established residential area with access to the surrounding highway network and public transport opportunities. The proposal would result in one additional residential unit and includes cycle storage to encourage non-car travel.

Haringey's published guidance indicates that residential conversions should be supported by a parking survey where parking impacts are a consideration. The scale of the proposal is modest, and any parking impact is expected to be limited given the nature of the conversion and the provision of cycle storage. If required, a parking survey or further parking statement can be provided to address residual on-street capacity in accordance with the Council's preferred methodology.

11. Biodiversity and Sustainability

The proposal is small in physical terms and does not involve meaningful loss or degradation of onsite habitat. The additional built footprint is approximately 4.39 sq m. The scheme is therefore considered capable of falling within the de minimis exemption from mandatory Biodiversity Net Gain, subject to the Local Planning Authority's validation assessment.

The development makes sustainable use of an existing building and avoids the higher embodied carbon impacts associated with more substantial redevelopment. The works also provide the opportunity to improve thermal performance, services, ventilation and overall energy efficiency as part of the construction and Building Regulations process.

12. Planning Balance and Conclusion

The proposal would deliver an additional self-contained dwelling through the efficient conversion of an existing residential property. The original dwelling exceeds 120 sq m in gross internal floor area, and the scheme retains a family-sized ground floor unit while creating a further first-floor flat.

The physical extension is modest, limited to approximately 4.39 sq m at ground floor level, and the proposed external alterations are compatible with the character of the existing building and surrounding residential street. The proposal would not result in unacceptable harm to neighbouring amenity and provides appropriate arrangements for amenity space, cycle storage and refuse storage.

Overall, the development represents a proportionate and sustainable form of residential intensification within an established urban location. It is therefore respectfully submitted that planning permission should be granted.