

## **Planning Statement**

### **89–91 Vartry Road, London N15 6QD**

#### **Proposed amalgamation of 2 no. two-bedroom flats into 1 no. four-bedroom family dwelling, including a modest front porch**

##### **1. Introduction**

This Planning Statement has been prepared in support of an application for the amalgamation of the existing two self-contained residential flats at 89–91 Vartry Road into a single, high-quality four-bedroom family dwelling, together with a modest front porch.

The existing property comprises two residential flats. The existing drawings identify No.89 as having a GIA of approximately 65 sqm and No.91 as having a GIA of approximately 103 sqm. The proposed drawings show the creation of one family dwelling with a total GIA of approximately 170 sqm.

The proposal follows pre-application discussions with the Council, which were positive in principle. The scheme responds directly to Haringey's policy objective of protecting and improving the supply of larger family accommodation, while retaining the building in residential use and providing a materially improved standard of internal accommodation.

##### **2. Site and Existing Arrangement**

The site comprises a residential property on Vartry Road, London N15 6QD. The property is currently arranged as two separate residential flats.

The existing layout is fragmented, with separate living, kitchen and bedroom accommodation arranged across the building. The existing drawings show the property divided into two flats, with separate entrances and separate internal arrangements.

The existing arrangement does not make the best use of the building as a long-term family home. The proposal would rationalise the internal arrangement and create a single, coherent dwelling with generous living space, four bedrooms, bathroom and shower facilities, storage, utility space and access to external amenity space.



### 3. Proposed Development

The proposal seeks planning permission for:

Amalgamation of 2 no. existing two-bedroom flats into 1 no. four-bedroom family dwelling, together with a modest front porch.

The proposed ground floor would provide a proper family layout, including a living room, dining room, large kitchen, WC, storage and entrance hall. The proposed kitchen would measure approximately 23.89 sqm, providing a generous family kitchen space.

The first floor would provide three bedrooms, a bathroom, utility room, storage and circulation space. The loft floor would provide a fourth bedroom, shower room and storage. The proposed bedroom sizes are generous and provide practical accommodation suitable for family occupation.

A small front porch is proposed to improve the entrance arrangement. The porch is modest in scale, domestic in appearance and reflects the form of the adjoining property, which already benefits from a similar front porch feature. It would therefore sit comfortably within the street scene and would not appear out of keeping.

#### **4. Planning Policy Context**

The relevant development plan includes the Haringey Local Plan Strategic Policies, the Haringey Development Management DPD 2017 and the London Plan 2021.

Policy DM1 of the Haringey Development Management DPD requires development and changes of use to achieve a high standard of design, contribute to the distinctive character and amenity of the local area, relate positively to neighbouring structures, and protect the privacy and amenity of occupiers and neighbours.

Policy DM10 seeks to protect existing housing and resists the loss of all existing housing unless it is replaced with at least equivalent new residential floorspace. In this case, the property remains in residential use and the proposed single dwelling provides approximately 170 sqm of residential floorspace, which is equivalent to, and slightly above, the existing combined residential floorspace.

Policy DM11 requires proposals to have regard to housing mix, site circumstances, local context, housing need, housing choice and quality design. The supporting text confirms that the mix of dwelling sizes should be considered in relation to the character of the development, the site, the area and the mix of unit sizes within the locality.

Policy DM12 requires all new housing and residential extensions to be of high quality, taking account of privacy and neighbouring amenity, and to meet or exceed the London Plan and Mayor's housing standards. It also states that ground floor family housing should provide access to private garden or amenity space.

Policy DM16 is particularly relevant. Although it is principally aimed at controlling the conversion of larger family homes into smaller self-contained flats, its purpose is to maintain the supply of larger family homes to meet Haringey's housing need. The supporting text

identifies the Council's concern about the loss of family housing, particularly 3+ bedroom homes, and the need to retain economically active families in the Borough.

The London Plan Policy D6 requires housing to provide a high standard of accommodation and meet minimum internal space standards. The Mayor's Housing Design Standards LPG confirms that all new dwellings must meet the minimum space standards in Policy D6 and Table 3.1 of the London Plan. ([London City Hall](#))

## 5. Principle of Development

The principle of the development is acceptable.

The proposal does not result in the loss of residential use. The building would remain wholly in Class C3 residential use. The key planning issue is therefore not the loss of housing use, but whether the amalgamation of two smaller flats into one larger family dwelling is acceptable.

In this case, the proposal is strongly justified. It would create a high-quality four-bedroom family dwelling, directly aligned with Haringey's objective of protecting larger family homes. The proposal reverses the usual harm that Policy DM16 seeks to avoid. It does not break up a family-sized dwelling into smaller units; it brings two smaller flats together to create a proper family home.

The existing units are both two-bedroom flats. The proposed dwelling would be a genuine four-bedroom family home of approximately 170 sqm, substantially exceeding the London Plan minimum space standard for a four-bedroom dwelling. The proposal therefore provides a high-quality, spacious and functional home suitable for family occupation.

This is not a case of overdevelopment, intensification, subdivision or poor-quality conversion. It is a de-intensification of the property and a rational improvement to the housing stock.

## 6. Housing Mix and Family Housing

The proposal would make a positive contribution to the local housing mix by providing a larger family-sized dwelling.

Haringey's policy framework recognises the importance of retaining family-sized accommodation. Policy DM16 and its supporting text are clear that the Council is concerned about the loss of family homes and seeks to protect the remaining stock of 3+ bedroom homes.

The current proposal should be assessed in that context. Although there would be a numerical reduction from two units to one, the qualitative benefit is significant. The proposal would create a good-quality four-bedroom family dwelling with generous internal space, a practical layout, access to amenity space and a coherent arrangement over the building.

The proposal therefore supports the underlying purpose of Haringey's housing policies. It would provide the type of accommodation that the Council seeks to protect and encourage, namely larger family housing capable of meeting long-term household needs.

Any concern regarding the numerical reduction in units should be balanced against the creation of a substantially improved four-bedroom family dwelling. On that basis, the planning balance weighs firmly in favour of the proposal.

## **7. Standard of Accommodation**

The proposed dwelling would provide an excellent standard of accommodation.

The proposed home would have a GIA of approximately 170 sqm. This comfortably exceeds the London Plan minimum space standards for a four-bedroom dwelling. The layout provides four properly sized bedrooms, a large kitchen, separate living and dining rooms, utility room, WC, bathroom, shower room and storage.

The proposed room sizes are generous, including:

Living room: approximately 14.29 sqm

Dining room: approximately 12.80 sqm

Kitchen: approximately 23.89 sqm

Bedroom 1: approximately 13.16 sqm

Bedroom 2: approximately 12.96 sqm

Bedroom 3: approximately 13.00 sqm

Bedroom 4: approximately 13.08 sqm

The proposal would therefore provide a spacious and practical family home, with a far better internal arrangement than the current split-flat layout. The layout is coherent, functional and suitable for family occupation.

The proposal also retains access to external amenity space, which is particularly important for family housing and consistent with Policy DM12.

## **8. Design and Appearance**

The proposal is acceptable in design terms.

The external appearance of the building would remain largely unchanged. The front, rear and side elevations would retain the established character of the existing property. There would be no harmful increase in bulk, height or massing, and no material change that would appear intrusive or out of keeping.

The proposed front porch is modest in scale and clearly subordinate to the host building. It is domestic in character and reflects the existing form of the adjoining property, which already has a similar front porch feature. The porch would therefore sit comfortably within the established street scene and would not harm the appearance of Vartry Road.

The porch also provides a practical benefit by creating a clearer and more functional entrance arrangement for the new family dwelling. Given its limited size, matching domestic character and relationship with the adjoining property, it is acceptable in design terms.

The proposal accords with Haringey Policy DM1, as it relates positively to the host building and neighbouring structures, and with Policy DM12, as it provides high-quality family accommodation without harm to character or amenity.

## **9. Neighbouring Amenity**

The proposal would not result in harm to neighbouring amenity.

There would be no material external enlargement, no harmful overlooking, no loss of privacy, no overbearing impact and no material loss of daylight or sunlight to neighbouring properties.

The amalgamation would reduce the intensity of occupation when compared with two separate flats. A single family dwelling would be less intensive in residential management terms and would reduce the potential for separate household movements, noise transfer and day-to-day disturbance associated with two separate self-contained units.

The proposal therefore preserves neighbouring amenity and accords with Haringey Policies DM1 and DM12.

## **10. Transport, Parking and Refuse**

The proposal would not create any additional parking pressure. It would reduce the number of self-contained residential units from two to one and would therefore not increase vehicle movements or parking demand.

Refuse and recycling arrangements can be rationalised for a single family dwelling. The proposal would not give rise to any adverse waste storage or collection issue and would be simpler to manage than two separate flats.

## **11. Planning Balance**

The proposal delivers clear planning benefits.

The building would remain in residential use. The residential floorspace would be retained and slightly increased. The existing fragmented arrangement would be replaced by a high-quality four-bedroom family dwelling of approximately 170 sqm. The proposal would improve the quality, usability and long-term suitability of the accommodation.

The scheme also supports the purpose of Haringey's family housing policies. It creates the type of larger family accommodation that the Council seeks to protect. While there would be a reduction in the number of separate residential units, this is outweighed by the creation of a generous and policy-compliant family home.

There would be no harm to the character of the area, no adverse impact on neighbouring amenity, no additional parking pressure and no unacceptable refuse issue. The modest front porch would reflect the adjoining property and would be acceptable in the street scene.

The planning balance therefore weighs in favour of approval.

## **12. Conclusion**

The proposed amalgamation of 2 no. two-bedroom flats into 1 no. four-bedroom family dwelling, together with a modest front porch, is acceptable in planning terms.

The proposal would retain the site in residential use, provide approximately 170 sqm of high-quality family accommodation, improve the internal layout, protect neighbouring amenity and preserve the character and appearance of the building and street scene.

The proposal accords with the development plan when read as a whole, including Haringey Policies DM1, DM10, DM11, DM12 and DM16, London Plan Policy D6, and the aims of the NPPF in supporting a sufficient range of homes to meet different needs.

Planning permission should therefore be granted.