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PLANNING STATEMENT

14a COPPETTS ROAD, MUSWELL HILL, LONDON N10 1JY

**PROPOSED ERECTION OF TWO STOREY FRONT EXTENSION,
RAISED NEW ROOF AND ALTERATIONS TO DWELLING, REMOVAL
OF OUTBUILDING AND ERECTION OF BIN AND CYCLE STORES.**



Introduction

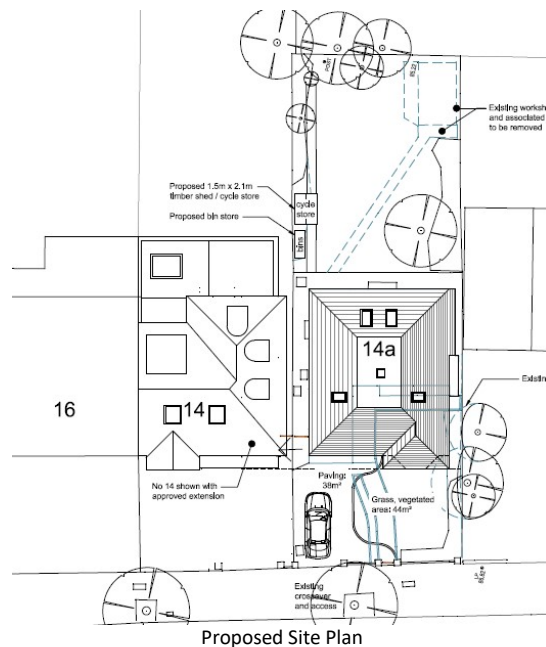
1. This statement accompanies a full householder planning application for the erection of a two-storey front extension, raised new roof and other alterations to an existing 1970s chalet dormer style dwelling, including removal of rear outbuilding and erection of bin and cycle stores at 14a Coppetts Road. It would create a 5 bedroom dwelling from what is currently a 3 bedroom dwelling. The site is located within the built up area of Muswell Hill, a suburb of London. The local planning authority is Haringey Borough Council.
2. The documents submitted with this householder application are:
 - This Planning Statement
 - L1251/LP – Location Plan
 - L1251/01 – Existing Site Plan
 - L1251/02 – Existing Block Plan
 - L1251/03 - Floor Plans as Existing
 - L1251/04 – Elevations and Section as Existing
 - L1251-05 – Street Elevations as Existing
 - L1251/41 – Site Plan as Proposed
 - L1251/42 – Block Plan as Proposed
 - L1251/43 – Floor Plans as Proposed
 - L1251/44 – Elevations as Proposed
 - L1251/45 – Street Elevations as Proposed
 - L1251/53 – Comparative floor plans – proposed with existing
 - L1251/54 – Comparative elevations – proposed with existing
3. The proposed development is considered to be an acceptable form of development which accord with the policies of the development plan. The National Planning Policy Framework (NPPF) (2024) states that plans and decisions should apply a presumption in favour of sustainable development, particularly approving development proposals that accord with an up-to-date development plan without delay or where relevant plan policies are out of date, approving the development unless interests of acknowledged importance are harmed; or where any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
4. It is hoped that the Council agrees and grants planning permission for the proposed extensions.

Site Description

5. The application site comprises a 1970s two-storey, chalet dormer style detached property, with an attached single storey garage to the front and a workshop to the rear, located on the east side of Coppetts Road. The area is characterised with a mix of residential properties including detached, semi-detached, flats and terraced. There is no overall prevailing style with a number of the existing detached properties being extended. It should be noted that No.14 has recently had planning permission to be extended and this is currently being undertaken.
6. The property is not listed, close to any heritage buildings nor within a designated Conservation Area. The site is located in a sustainable location. Muswell Hill Town Centre with its shops, services and public transport links, is only 14 minutes' walk away and only 4 minutes by bicycle.

Proposed Development

7. The proposed development entails demolishing the existing ~~the~~ single storey garage at the front and to erect a two storey front extension, which would follow the building line of the neighbouring property at No.14. The roof would also be raised to enable the provision of bedrooms in the roof.



8. In effect the extensions would change the look of the house from that of a non-descript 3 bedroom 1970s chalet dormer dwelling to a bay fronted 5 bedroom dwelling with all the necessary facilities for modern living. Also proposed is parking for one off street car space and appropriate landscaping. Trees which will not be affected by the proposal are proposed to be retained. Finishing materials of terracotta

clay plain tiles and reclaimed Gault stock bricks are proposed with white render to the rear and side elevations.

9. It is also proposed to remove the existing workshop building in the rear garden and also to construct a bin store and cycle store.
10. As shown in the comparison plans submitted, the scale and massing would not be higher than neighbouring roof ridge heights nor would it exceed the front and rear building lines of the neighbouring property at No.14.

Planning Policy Context

11. Planning law requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework - the NPPF - published by the Government, sets out the governments planning policies for England and is a material consideration in decisions on planning applications.
12. The relevant development plan comprises comprises London Plan 2021 and the Haringey Local Plan. However, the London Plan does not set specific planning rules and guidance for householder extensions because it focuses on strategic city-wide growth, large developments and housing targets.
13. The Haringey Local Plan comprises a number of documents such as Strategic Policies 2013-2026; The Development Management DPD 2017; Site Allocations Development Plan 2017 and the Tottenham Area Action Plan 2017. It is considered that the latter two documents are not relevant to this proposal. Relevant policies will be referred to when considering the material planning considerations as set out below.

Main Planning Considerations

14. It is considered the following main planning considerations apply in the determination of this application.
 - Impact on the character and appearance of the host dwelling and the area
 - Impact on neighbouring residential amenity
 - Impact on highways and parking provision

Impact on character and appearance of the area

15. The NPPF at para.131 states that good design is a key aspect of sustainable development, creates better places to live and work and helps development to be acceptable to communities.

16. Para.139 goes onto state 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 account of any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to development takes account of design codes and supplementary planning documents or comprise innovative and outstanding designs that help raise the standard of design in an area as long that it fits in with the overall form and layout of their surroundings.
17. Policy SP11: Design of the Strategic Policies Document states that all new development should enhance and enrich Haringey's built development. Development should, amongst other things, be of the highest standard of design that respects local context, character and historic significance; and promotes high quality landscaping.
18. The adopted Development Management DPD Policy DM1 – Delivering High Quality Design - requires all development to achieve high standard of design and contributes to the character of the area. Issues such as building heights; form scale and massing around the site; rhythm of plot sizes and building widths; landscaping; are matters to be taken into account.
19. Additionally Policy DM12 – Housing Design and Quality – requires all residential extensions to be of high, site specific and sensitive design quality and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. New rooms created by an extension should comply with space and amenity standards of the London Mayors SPGG.
20. It is considered that the proposed extensions, whilst changing the appearance, scale and character of an existing non-descript dwelling is nonetheless acceptable given the context of the character of the area with its mixed and varied property styles, many with large extensions. Also it should be notes the building lines to the front and rear would not be compromised and neither would the height of the proposed roof be higher than the roof heights of adjacent properties.
21. Consequently it is considered that the proposed extensions, whilst altering the appearance of dwelling, would still be in keeping with the character and appearance of the area. It would therefore accord with Policy SP11 and DPD Policies DM1 and DM12.

Impact on neighbouring occupiers

22. Para. 135 of the NPPF states that planning decisions and policies should ensure that developments, amongst other things, create places that have a high standard of amenity for existing and future users.
23. Policy DM1 requires new development to providing appropriate sunlight, daylight and privacy to occupiers and neighbours. DM12 requires proposed extensions to take account of the privacy and amenity of neighbouring uses in accordance with DM1.
24. The only properties likely to be affected by the proposed additions are No.14 Coppetts Road to the north and 46 and 48 Creighton Avenue to the south.
25. There is an intervening garden between Nos. 46 and 48 and no windows to habitable rooms are proposed on that side. There is a Velux skylight in the roof on that side but that is to an ensuite and would be high level. Consequently it is contended that no impact on residential amenity would occur to Nos. 46 and 48 Creighton Avenue.
26. In respect of the impact on No.14 Coppetts Road, the proposed extensions would not breach the existing building line to the front and rear. Consequently there would be no impact in terms of overbearingness, loss of sunlight or effect on privacy to windows of habitable rooms to that property. As already mentioned, the approved extension at no. 14 is being implemented and the submitted proposed plans with this application show No.14 with the approved extension.
27. Consequently it is not considered that the proposed extensions would have a detrimental impact on the residential amenity of neighbouring occupiers.

Impact on highways, vehicle parking and cycle provision

28. The NPPF at para. 115 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
29. Policy DM32 – Parking – states that development proposals will be assessed against the car parking and cycle parking standards set out in the London Plan. The current Public Transport Accessibility Level (PTAL) for the area is 2 according to the Transport for London (TfL) datastore.
30. The 2021 London Plan Policy T6.1 specifies a maximum requirement for PTAL areas of 2-3 to provide up to 1 off street car parking space per

dwelling with 3 or more bedrooms. The proposed development would accord with this policy.

31. Policy DM34 – Driveways and Front Gardens - states that where planning permission is required, the Council will only permit parking on front gardens where a minimum of 50% of existing soft landscaping is retained. Any hard standing should incorporate the use of permeable material. The proposed plans show that more than 50% of the front would be retained as grass or vegetated area.
32. It is also proposed to provide a cycle store to the rear which would also help in promoting sustainability. Consequently it is considered that the proposal complies with policy in respect of highway impacts and parking provision.

Conclusion

33. This householder application proposes the erection of a two storey front extension, the raising of the roof and other alterations, including removal of existing outbuilding and the erection of bin and cycle stores.
34. The material considerations arising from the proposed development such as impact on the character and appearance of the area; impact and neighbouring residential amenity; and impact on highways and parking have been considered against extant development plan policy and are contended to be compliant.
35. It is hoped the Council agrees and grants planning permission for this householder development.