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Planning Statement

For the proposed

“Subdivision of dwellinghouse to create x2 flats; x1 3B4P and x1 2B3P with associated works including the erection of ground floor rear and rear dormer extensions with installation of front rooflights”.

at

47 Hanover Road, Tottenham

London, N15 4DL

By

Eade Planning Ltd

December 2023

Introduction

1. This application follows a very recent decision (REF: HGY/2023/2494) for the erection of ground floor rear extensions with formation of rear dormer roof extensions and installation of front rooflights.
2. The current application seeks planning permission for the subdivision of the property to create x2 flats; x1 3B4P and x1 2B3P. The already approved extensions will contribute to both new flats and provide additional living space towards the rear of the property and at roof level.
3. Given that the LDC schemes have not as yet been built, the application description includes their erection.

Material Consideration and the Fallback

4. The fact that LDC has been granted in respect for the ground floor and rear roof extensions is fallback position and a material consideration in considering this application. They will be constructed in any event.
5. It is only because the extensions have as yet not been built and the applicant would like to do all building works together, that this application includes the ground floor and roof elements within the description of the proposal. Otherwise, the applicant would have to first build out the LDC scheme and only then apply for the subdivision. This would be an onerous job for the applicant for no purposeful reason.
6. Hence, this application must be considered as if made after the erection of the ground floor extension is complete. This is the material consideration that must be applied to this application.

The Site

7. The land is at 47 Hanover Road, London, N15 4DL. The property is a terraced house. The site is not located a Conservation Area and is therefore, not in Article 2(3) land with respect to the GPDO, nor is it a Statutory Listed Building.

Proposal Description

8. The description given is the 'Subdivision of dwellinghouse to create x2 flats; x1 3B4P and x1 2B3P with associated works including the erection of ground floor rear and rear dormer extensions with installation of front rooflights'

The Proposal

Subdivision

9. Both flats will comply with the National Space Standards.
10. The garden is large with 167.8sqm for the enjoyment of the 3-bed flat.
11. A landscaping scheme can be provided on request.
12. The proposal includes copious amount of space for cycle and refuse storage.
13. There will be no new material harm on the neighbours in terms of privacy or noise given that the number of occupants have been reduced from 8 to 7 persons within the property.

Plans

14. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

15. The development provides for two additional much needed family units within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.