



DDI (London): 0207 692 0643
DDI (Bedford): 01234 834548

E: becky@smplanning.com

W: www.smplanning.com

London Office:
80-83 Long Lane
London, EC1A 9ET

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Via planning portal only

Dear Sir/Madam

**RE: HOUSEHOLDER PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990
1 RINGWOOD AVENUE, LONDON, N2 9NT
ERECTION OF OUTBUILDING IN REAR GARDEN**

Please accept this covering letter as an accompaniment to this householder planning application for the proposed development at 1 Ringwood Avenue, London, N2 9NT ('the site'). This letter provides a summary of the site and the proposed development.

Please also find also enclosed a completed application form, site location plan and a full set of existing and proposed plans.

The site

In terms of context the application site is located within the administrative area of the London Borough of Haringey, an inner London borough divided into nineteen three-member wards. The site is located within the administrative ward of Fortis Green which is located in the northwest corner of the borough and bounded by residential properties.

The application site is located on the west side of Ringwood Avenue, just to the north of the junction with Twyford Avenue. The site currently comprises a detached two storey residential dwelling with parking area to the front and detached outbuildings in the rear garden. There are also some trees and vegetation evident in the rear garden.

The surrounding area is predominantly residential in character. Immediately to the north of the site is No. 3 Ringwood Avenue, a detached dwelling and garden. Along the southern boundary of the site are the rear garden boundaries of dwellings addressing Twyford Avenue. To the rear of the site is the rear garden of dwellings in Beech Drive. Across Ringwood Avenue are also detached residential dwellings. The general character is representative of a typical suburban street.

The Proposal

This application seeks full (householder) planning permission for the erection of an outbuilding in the rear garden of the existing property, 1 Ringwood Avenue.

For full details of the proposed development please refer to the supporting plans and elevations.

Planning history

OLD/1986/1360- 1 Ringwood Avenue- Approved 19/02/1986 - Erection of dormer window at rear.

HGY/2001/1056- 1 Ringwood Avenue - Approved 04/09/2001 – Erection of a rear porch and single storey conservatory to rear.

HGY/2022/2076 – 1 Ringwood Avenue – Approved 05/12/2022 – Demolition of existing house and erection of a new three-storey detached house.

Planning Policy & Legislation

NATIONAL PLANNING POLICY

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in formulating local planning policies and taking decisions on planning applications. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three key strands – economic, environmental and social.

The following sections are relevant to the consideration of this application;

- Section 11 (making effective use of land)
- Section 12 (achieving well designed places)

Section 11 refers to the effective use of land and states at paragraph 123 that 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.

Section 12 refers to well-designed places. Paragraph 135(a) states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Paragraph 139(a) states that significant weight should be given to development which reflects local design policies and government guidance on design, considering any local design guidance and supplementary planning documents.

LOCAL PLANNING POLICY

For the purposes of this application, the adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021), the Haringey Strategic Policies (2013), the Haringey Development Management DPD (2017) and Haringey's Supplementary Planning Documents (SPDs).

London Plan 2021

The London Plan states the importance of good design which will be applicable to buildings of all types. All development is expected to respect the urban form and structure of the locality and requires all development to make best use of the land available following a design led approach that optimises the capacity of sites.

Relevant policies in the London Plan include Policy D3 (Optimising Site Capacity Through the Design-Led Approach) and Policy D4 (Delivering Good Design).

Haringey Local Plan

The Haringey Local Plan is comprised of the Haringey Strategic Policies and the Haringey Development Management DPD which outlines the policies used for the determination of planning in the borough. It also sets out the overarching local policy framework for delivering sustainable development.

Haringey Strategic Policies 2013

The Haringey Strategic Policies document displays the key policies for the future development of Haringey.

Relevant policies in the Haringey Strategic Policies document include Policy SP11 (New developments should enhance Haringey's built environment) and Policy SP13 (Protect open space and biodiversity).

Haringey Development Management DPD 2017

The Haringey Development Management DPD 2017 outlines the criteria-based policies against which planning applications will be assessed.

Relevant policies in the Haringey Development Management DPD include Policy DM1 (Delivering High Quality Design) and Policy DM21 (Sustainable Design, Layout and Construction)

Planning Assessment

Principle of Development

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site comprises a building in active residential use and no changes are proposed to the established use class. In such locations, there are no development plan or national planning policies that restrict the alteration of residential properties, or development within their curtilage, in principle, subject to the consideration of all other detailed matters.

Design and Visual Impacts

Haringey Development Management DPD Policy DM1 requires development to be of the highest architectural and urban design quality and contribute to the distinctive character and amenity of the local area. Policy SP11 of the Strategic Policies document further requires development to contribute positively to the built environment and create buildings that are high quality, attractive, sustainable, safe and easy to use. The aims of these policies are also reflected in the London Plan Policy D4 (Good Design) and the NPPF Section 12 (Achieving well designed places).

In accordance with this, the proposed outbuilding has been designed to be sympathetic and unobtrusive with a commitment to high-quality design principles. There is evidence of detached outbuildings to the rear of properties in both the immediate and wider surroundings. Such built form is therefore a defining characteristic of the area.

The outbuilding will be located at the western point of the rear garden which is contained on all sides by residential development. The proposed development would not be visible in the public domain.

The scale of the outbuilding would be entirely domestic and would not compete with the scale of the main dwelling on the site, thereby respecting the hierarchy of built form. The building would be designed as a domestically scaled outbuilding, reflective of other examples in the immediate and wider surroundings. Its flat roof proportions would further limit its visibility.

Ultimately, the proposed development represents a high-quality proposal which is sympathetic to the character and appearance of the existing property and its surrounding context. This aligns with the planning policy context outlined above.

Residential amenity

Policy DM1 of the Haringey Development Management DPD seeks to protect the amenity of Haringey's residents by ensuring the impact of development is considered fully. It seeks to ensure that development is of a high amenity standard in terms of privacy, sunlight/daylight and overlooking.

The proposed outbuilding would not create a sense of enclosure to neighbouring dwellings or affect their sunlight and daylight levels due to its single-story height.

Based on its modest size, scale, form and relationship to neighbouring properties, the proposed outbuilding will not have an adverse impact on neighbours, regarding overlooking, overbearing impact or loss of daylight/sunlight. For the reasons outlined above, the proposed development is considered to have an acceptable impact on neighbouring amenity and complies with the Local Plan's Policy DM1.

Trees

The Strategic Policies Policy SP13 states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. It further states that all development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its protection, management and maintenance of existing trees where appropriate. This approach is in line with Policies G6, G7 and G9 of the London Plan (2021) which require proposals to protect and enhance biodiversity and geodiversity, retain trees of value wherever possible and mitigate any loss.

The root protection area of the trees in the rear garden of the application site will not be impacted by the proposed outbuilding which will only marginally extend to the east beyond the footprint of the existing outbuilding. The trees will be the subject of the same protection measures outlined in the application to rebuild the existing house and this can be controlled by condition.

The potential impacts of the development can largely be mitigated through careful design and precautionary measures. The proposed development will not result in the loss of any trees and vegetation of significant amenity, historic, cultural or ecological value.

Summary

As demonstrated within this letter and supporting documents, the works are considered to have an acceptable impact on the character and appearance of the property and are acceptable in all other regards. The development is therefore in accordance with the Development Plan policies outlined previously, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully,

Becky Nolan
Planner
SM Planning