Planning Statement

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Report
Planning Statement

File Name
039_R_003

Project
16 Weston Park, London N8 9TJ

Client
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Date
17.04.24

Revision
01

Purpose of Issue
Planning

This document is designed to be read in conjunction with the drawings also issued as part of this application for Full Planning Permission.

Planning Statement

The Site

The Site is located at 16 Weston Park, N8 9TJ. It is a two-storey end-of-terrace subdivided property with accommodation in the loft. The ground floor flat is the subject site of this planning application, located on the corner of Weston Park and Felix Avenue. The surrounding area uses are residential. The Site does not contain a nationally listed building, but is locally listed. It is also located within the Crouch End Conservation Area. Crouch End Broadway is to the west of the site at the west end of Weston Park.

It is a single dwelling flat with residential garden. The Site currently has a poor frontage onto Weston Park with a dilapidated garage which detracts the area. The residential garden and garage are in a poor condition, all of which is illustrated in the Design and Access Statement also submitted.

Planning History

Planning permission was approved in 2022 for the removal of the existing dilapidated garage and addition of single storey structure to provide a new homes and WC for the ground floor flat. (Ref: HGY/2022/1840). This planning permission has not yet been implemented but does not expire until September 2025.

Proposal

The proposal relates to a small householder extension proposal to improve the residential quality and usability of the building to allow home working.

The Proposal mirrors the 2022 permission and includes additional enhancements to the building to deliver a coordinated improvement to the usability of the property. The proposal includes:

- The refurbishment of the dwelling, importantly comprising improving thermal insulation and energy performance,
- Erection of a modest single-storey rear extension (that aligns with the 2022 permission)
- A single storey connection that links the ‘pavilion’ building in the garden to the main dwelling. This increases the usability of the facility and also safeguards that the building remains within single ownership as a single family dwelling.

These works would significantly enhance the usability and quality of life within the existing single family home. They ensure a coordinated approach rather than ad hoc style of development through Permitted Development extensions that are often unsympathetic to the host building and character of the area. The design is being brought forward by a highly experienced architect who prides himself on designing proposals that sensitively sit in their context.

Planning Assessment

The NPPF states that there is a presumption in favour of sustainable development. The London Plan also encourages a design-led approach to the optimisation of sites and that incremental densification should be actively encourages by Boroughs (Policy D3). It also supports the well-designed houses on small sites (Policy H2).

This proposal will improve the quality and usability of a family home. It will deliver high quality and considered architecture that will enhance the appearance of the building. It will prevent potential unsympathetic Permitted Development extensions. The proposals include improvements to the energy performance of the building. These are all key benefits of the proposal.

The key planning considerations relate to:

- The impact of the character and appearance of the area
- The small reduction in the garden to improve usability.
- Impact on neighbours accommodation.

Impact on Character

DPD Policy DM9 states that extensions or alterations to residential buildings need to be site specific, and with sensitive design quality. They should respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The site is in the Sub Area of Weston Park to Cecile Park of the Crouch End Conservation Area. The site, as well as no.14, are locally listed buildings. The predominant features include the hexagonal corner turrets with pyramidal tiled roofs and Dutch gables on their flank elevations that frame the entrance to Felix Avenue. These features will not be impacted because the proposal is located at the rear and is entirely not visible from the main façade. There will be no harm or impact.

Planning permission has been granted for the single storey ancillary residential space, i.e. the 'pavilion building'. It was considered that this proposal had no impact on the character of the area or any designated heritage assets. It was considered that the proposal largely reflected the pattern of this residential area where many homes include rear buildings and extensions along this row of houses on Weston Park. The roof of the approved pavilion building was lowered, so that the ridge is level with the first floor level of the host building, which ensures that the outbuilding does not appear as over-development, and therefore is considered to be acceptable. The material of the approved extension including asphalt which was noted as becoming prevalent in the Conservation Area.

The design principles of this proposal are entirely consistent with that of the approved scheme. The size/ form and appearance of the 'pavilion' building is consistent with the approved application in 2022. The additional small connection extension is 6sqm in footprint and is entirely aligned with the principles of the 'pavilion building'. The ridge line is even lower than the pavilion building and has been designed to be a sympathetic and subservient. The link connection also has no visibility from the street. The materiality of the proposal is a pale white brick to align with the consented scheme. This will perfectly complement the pavilion buildings in the garden and join together these forms. This high quality design approach and appearance is demonstrated in the Design and Access Statement. In conclusion, there will be no negative impact on the character of the area. To the contrary, the replacement of the dilapidated garage and erection of a sensitively designed building with high architectural merit will enhance the relationship of the Site to the street.

Infill, back-lands and garden land

Policy DM7 states that proposals should:

a Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;

This is set out above. The proposal has very low visibility. The only part of the proposal that is visible is the removal of the dilapidated garage with a sensitive building of high architectural merit that will enhance the appearance of the Site to the street.

b Provide a site specific and creative response to the built and natural features of the area;

This is evident in the Design and Access Statement. The architect's approach is centred around a detailed analysis of the existing context to inform the form and design.

c Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;

This is included in the proposal. The proposal removes the dilapidated garage (which currently detracts from the character of the area) with a sensitive building of high architectural merit that will enhance the appearance of the Site to the street.

d Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;

This is considered below. But the low scale and size of the proposal ensures that there is no impact on privacy or amenity. It will improve

security as there is a greater presence to the rear and more natural surveillance.

e Retain and provide adequate amenity space for existing and new occupants;

The proposal is focused around improving the liveability and enjoyment of the property. The dilapidated garage is unused and the garden is in need of investment to improve its usability. The proposal will remove the unused garage and enhance the appearance and use of the garden so that the landscape and built form complement each other. This is evident in the DAS. The proposal will significantly enhance the residential quality of the property. It will result in a re-landscaped garden of 18sqm. In addition, there will be 16sqm of additional high quality residential floorspace. Adequate and high quality amenity space will therefore be provided.

f Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and

The proposal is ancillary to the host dwelling. It also enhances the relationship of the Site to the street frontage.

g Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.

This is not relevant.

Policy DM7 also states that there will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots.

The majority of the proposal relates around the removal of the existing garage to residential floorspace. However, to ensure the usability of this pavilion building a small connecting link is proposed between the pavilion and the host property. This will improve the usability of the property. This link results in a small loss of poor quality and underused garden space (29sqm). The garden will be significantly enhanced and re-landscaped as part of the proposals to significantly improve its usability and appearance. This will ensure a complementary blend of the built form with the landscape.

The supporting text to Policy DM7 states that "The exception is where sites can be assembled to bring forward comprehensive development that, in accordance with Policy DM1, can be designed to provide an appropriate layout consistent with the surrounding character and amenity."

This applies to this proposal, which seeks to comprehensively improve the quality of the dwelling in a considered manner rather than an ad hoc approach through Permitted Development extensions. The proposal will link the pavilion building with the host building to

comprehensively integrate the two. This will also prevent any risk of the separate buildings being sold off into different ownerships. As demonstrated in the DAS, the design and integration of the two built forms has been carefully considered. The layout is logical and aligns with the general pattern of the area. It will improve its relationship with the street and the ecological value and amenity value of the remaining garden will be significantly improved.

In conclusion, the application complies with Policy DM 7 and reflects a well-considered and high quality minor extension to improve the quality of the family dwelling in line it the Local Plan.

Impact on neighbours

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. The proposed minor extension will clearly not result in any impact on adjacent neighbours. There will be no overlooking or impact on daylight/ sunlight principally because of the modest form of development.

Conclusion

The proposal is considered acceptable in terms of the impact upon the character and appearance of the host property and the conservation area, and the residential amenity of neighbouring occupiers. It represents a comprehensive approach to improve the quality and usability of the property. It includes high quality design that will remove a dilapidated garage that currently detracts from the character of the area. Planning permission should be granted for the reasons set out above.

Architect Benjamin Machin