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TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Residential Proposals

**Land at
47 Mount View Road
Hornsey
London
N4 4SS**

Planning Statement

on behalf of the Applicants

Dr and Mrs A Wolff

October 2024

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1.0 EXECUTIVE SUMMARY

- 1.1 The application relates to the erection of a single storey detached dwelling on surplus land incorporating hard standing and old structures associated with No. 47 Mount View Road, N4 4SS. The site has a frontage to a pedestrian access which runs between Dickenson Road and Womersley Road. It sits in a sustainable location, within a predominantly residential area comprising detached, semi-detached and terraced dwellings as well as a number of blocks of flats. Development in the locality is of different character, style, height, scale and form with a very evident variety of building materials. There are also a number of contemporary designed buildings, all of which make up part of the character of the area.
- 1.2 The site lies within the Stroud Green Conservation Area. There are no statutory or locally listed buildings either on or near the site. There are no TPOs on the site.
- 1.3 The principle of the residential development of the site is promoted as being consistent with both the Development Plan and the NPPF. In seeking to make effective use of this surplus land and in accordance with the objectives set out under the National Planning Policy Framework, the Applicants have engaged with the Council under a pre-application consultation. The advice given has confirmed that there are no in principle objections to the residential development of the site, subject to addressing relevant material considerations as outlined within the pre-application advice provided to the Applicants. Contemporary design is confirmed as being acceptable.
- 1.4 The pre-application proposals were deemed to be overly large, giving rise to criticism from the Conservation and Planning Officers. The size, siting, design, footprint and massing have accordingly been materially changed from the pre-application proposals. The Applicants submit that as a result of the substantial amendments made to the proposals, the former concerns raised by the Officers have now been satisfactorily addressed.
- 1.5 The design looks to compliment the locality, noting the varied form of development, introducing enhancements to the security of the footpath and immediate area and with provision of additional soft landscaping, the development will be seen to preserve or enhance the character or appearance of the Stroud Green Conservation Area. Furthermore, the scheme looks to address the verdant setting through the provision of new planting.
- 1.6 Through the design revisions, which now relate to the introduction of only a single storey dwelling, these have secured an acceptable relationship with neighbouring properties, as

referenced by the Officers, thereby ensuring neighbouring residential amenities remain protected. The application is also supported by a Sunlight/Daylight/Overshadowing analysis which further demonstrates that adjoining residential amenities are safeguarded. Notwithstanding this point, the Applicants also draw attention to the contents of paragraph 125 (c) of the NPPF where a flexible approach is required to be applied when applying policies or guidance relating to daylight and sunlight 'where they would otherwise inhibit making efficient use of a site', subject to ensuring acceptable living standards are provided. These are demonstrated to be secured in relation to this scheme which has been materially reduced in scale from the pre-application proposals.

- 1.7 The scheme has evolved following helpful input from the Council's Planning and Conservation Officers as well as working in close liaison with the Applicants' heritage consultant, to ensure the development sits comfortably in its heritage context, albeit on the very edge of the designated Conservation Area and within a particularly discreet location.
- 1.8 In addition to a detailed heritage statement and daylight/sunlight/overshadowing assessment, the proposals are supported by a detailed Design and Access Statement, Arboricultural Impact Assessment and Tree Survey, Energy Statement, draft Fire Statement, Biodiversity Net Gain Assessment and a Construction Method Statement. These all demonstrate how this development can readily be accommodated on the application site, meeting relevant standards and requirements, as appropriate.

The Development Plan and the National Planning Policy

- 1.9 The Applicants contend that the proposals directly accord with the provisions of the Development Plan, as set out below, with particular reference to London Plan Policy H2 addressing the development of small sites.
- 1.10 The Applicants also place strong reliance on the contents of the National Planning Policy Framework (NPPF). In particular, reference is made to the presumption in favour of sustainable development under paragraph 11; the requirement to make effective use of land in meeting the need for new homes whilst safeguarding and improving the environment, with 'substantial weight' required to be given, inter alia, to promoting and supporting development of under-utilised sites, recognising the important contribution that small sized sites can make to the housing requirement of an area and optimising the development potential of land.

- 1.11 The proposals also address important design objectives set out under Chapter 12. Site specific and creative responses to built and natural features of the area are achieved through this well-thought out, innovatively designed development, that specifically responds to the helpful comments made by the Council Officers to ensure a quality development is secured.
- 1.12 As a consequence of the revisions that have been introduced, a very high-quality scheme is now promoted that meets heritage objectives, which includes responding to the host dwelling by being subservient in scale and overall form to it, and ensuring that the host maintains a good-sized rear garden and continues to benefit from a large plot. The scheme is promoted by the Applicants as one that retains the area's character and minimises impact. The proposals are seen to integrate successfully within its context, thereby sustaining the significance of the Conservation Area, positively contribute to its economic and biodiversity vitality and, in offering a role model of sustainable construction, also makes a positive contribution to local character and distinctiveness. If any harm is found, then this is submitted to be very limited. Such harm is therefore seen by the Applicants to be 'less than substantial' and there are public benefits that have been identified which outweigh this harm, ensuring optimum viable use of the site is achieved through its sensitive, minor development.
- 1.13 The development will be car-free, with provision for off street cycle storage, thereby responding to important sustainability objectives.

Other Material Considerations

- 1.14 The Applicants have engaged with the immediate neighbours at no. 45 and 49 Mount View Road and outlined their proposals to them and the proposals have been received favourably with positive comments made.
- 1.15 The scheme appropriately addresses fire and refuse/waste/recyclable requirements, as set out on the drawings and accompanying Design and Access Statement and Fire Statement.

Conclusions

- 1.16 The Applicants therefore commend this sustainable development as one that will result in a high-quality designed scheme, which ensures good architecture that sits comfortably within its local context. Opportunities are provided for new landscaping to be introduced and the scheme ensures that the verdant character of the locality is maintained, whilst meeting other objectives of optimising the development potential of the site.

- 1.17 The resultant scheme will provide a new, bespoke designed small home with quality living accommodation for the Applicants, thereby releasing an existing family home back into the Borough's housing stock for new family occupation.
- 1.18 The Applicants therefore promote these proposals as being of high-quality design, which will make proper and effective use of this surplus small site, which is characterised by hardstanding and old structures and which stands in a sustainable location. This revised scheme is commended to the Council as one which has fully and satisfactorily addressed the views expressed by the responsible Officers during the pre-application process which have proved invaluable in the evolution of the revised scheme now presented under this planning application.
- 1.19 As a consequence of the significant reductions and revisions made to the scheme, the Applicants submit that the proposals can now reasonably be contended to appropriately and sensitively relate to the surrounding area, neighbouring land, the overall street scene and ensure that the character or appearance of the Stroud Green Conservation Area remains preserved or enhanced.
- 1.20 The revised proposals are accordingly presented by the Applicants as standing on their own merits as ones with quality credentials that can be seen to direct accord with planning policy objectives which include ensuring land is put back into effective use, whilst positively responding to heritage objectives set out under relevant planning policy and Chapter 16 of the NPPF.
- 1.21 As a result, the Applicants respectfully request that planning permission is granted, subject to the imposition of appropriately worded conditions in the context of paragraph 56 of the NPPF.

2.0 INTRODUCTION AND BACKGROUND TO THE CURRENT PROPOSALS

2.1 In line with Chapter 4 of the National Planning Policy Framework, the Applicants entered into pre-application consultations with the Council under reference PRE/2024/0007 in relation to proposals to erect a detached dwelling with associated works on the subject site. These were undertaken in accordance with the NPPF objectives, addressing decision-making, so as to resolve any issues associated with the proposed development prior to the submission of a formal application. In this respect, the Applicant refers to paragraph 39 of the NPPF which states:

- *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties'*

and paragraph 41:

- *'The more issues that can be resolved at pre-application stage... the greater the benefits.'*

2.2 With these objectives in mind, the Applicants engaged with the Council prior to the submission of this formal application, to ensure that the resultant scheme accords with views expressed during that process. Following the Planning Officer's site visit on 29th January 2024 and a Teams meeting with the Applicants' representatives on 1st February 2024, the Planning and Conservation Officers have provided helpful written pre-application advice, as set out under cover of their detailed pre-application response (undated).

2.3 The scheme presented under the pre-application consultation process related to a two storey, three-bedroom, 6-person dwelling, extending the built form in depth into the site by 16.5m and with a 1.2m set back from the western boundary with the neighbouring property at no. 45. The dwelling comprised 243 sqm (GEA) of accommodation.

2.4 The Officers' views on the pre-application scheme are set out below:

2.4.1 Principle of development:

- With reference to paragraph 72 of the NPPF, Haringey DPD Policy DM7 and H2 and the contents of the Urban Characterisation Study (2015) the proposed development will need to avoid harm to the local area.
- Some proposals for infill, backland and garden land may be considered acceptable on the site, as set out under Part B of Policy DM7, where relevant criteria/requirements of the policy are met. *'Specifically, a successful scheme would need to appear ancillary/subordinate in scale sitting with in(sic) a newly created plot of acceptable size, with a sizeable expanse of garden left with the original host building as well as such a new plot served by good access in relation to emergency vehicles, refuse vehicles and delivery services etc.'*¹
- The scheme as currently presented was not deemed to offer a sensitive response to the built and natural features of the site and immediate context. Therefore, in order to improve the chance of accommodating a separate new dwelling, Officers advised that further consideration should be given to 4 specific points, as reflective of Policy DM7, namely:
 1. The retention and provision of adequate amenity space for existing and new occupants.
 2. Safeguarding the privacy and amenity and ensuring no loss of security for adjoining houses and rear gardens.
 3. Providing a site specific and creative response to the built and natural features of the area.
 4. Appropriately and sensitively relating to the surrounding area and street scene, ensuring good access and, where possible, retaining existing through routes.

Subject to addressing the above considerations, the Officers offered no objection in principle to the development of the site.

¹ Pre-application response letter page 2, paragraph 4.

2.4.2 Design and Heritage:

- Local Plan Policies SP11 and SP12, DPD Policies DM1 and DM9 and London Plan Policy HC1 were highlighted.
- The contemporary design approach was deemed acceptable, noting the pattern of development in the immediate area.
- The linear double storey volume 'L' shaped building, which is stand alone in nature with associated footprint and height was seen to be highly visible and apparent from neighbouring properties on Mount View Road, thereby harming the sense of openness and verdant character of the site. As a result, the Officer stated that *'if this site were to accommodate a separate unit of accommodation such a building would need to be much more subordinate in scale and footprint.'*²
- A 50/50 divide of the garden areas with the host building was not considered acceptable. The plot needs to be subordinate to the site and host dwelling, leaving the main dwelling with a garden commensurate to its size.
- The siting, footprint and form as presented were not considered responsive to the character, qualities and features of the site and would cause harm to the character and appearance of this part of the conservation area. Harm was, however, accepted as being of low nature. Accordingly, it was suggested that options should be tested to show *'a more subordinate building both footprint and scale to see if something can be achieved here i.e. a part single storey green roofed building with part two-storey, so as to appear almost as ancillary to the main residential building as well as subtle in relation to such a garden setting and neighbouring amenity.'*

Subject to addressing the comments expressed by the Conservation Officer through a revised scheme, the Applicants understand there are no objections in principle to a residential development on the grounds of design and heritage. In these respects, the Applicants now have the benefit of professional heritage advice and have worked with the heritage consultant to evolve a substantially revised scheme, which looks to address the points raised by the Conservation Officer and which respects heritage objectives. Further comments are set out below which should be read in the context of the heritage report accompanying this application.

² Pre-application response letter page 4, paragraph 13.

2.4.3 Quality of Accommodation:

- The development was deemed to be compliant with the London Plan space standards set out under Table 3.1 as well as the requirements under London Plan Policies D5 and D6. The design should also ensure compliance with Part M4(2) when addressing the requirements set out under London Plan Policy D7.

2.4.4. Impact on Trees:

- No objections were raised by the Council's arborist who had reviewed the arborist report submitted under the pre-application.

2.4.5 Impact on Amenity:

- Further detail was required to demonstrate no adverse impact on neighbouring amenity was likely to arise in respect of daylight, sunlight and overshadowing considerations. Initial concern was expressed in relation to the potential impact on the current amenity enjoyed by adjoining residents, with particular reference to the height and proximity of the new dwelling in relation to the neighbouring garden beyond the western boundary.
- It was suggested contextual drawings should be submitted with the formal planning application to show there will be no adverse impact on neighbouring amenity.

2.4.6 Energy and Sustainability:

- The development should implement sustainable design, layout and construction techniques. Subsequent correspondence with the Officer has confirmed no sustainability report is required to be submitted. However, an energy report accompanies the planning application which supports the proposals.

2.4.7 Biodiversity Net Gain:

- BNG requirements should be considered in the context of this development being considered as a minor planning application.

2.4.8 Access, Transport and Parking:

- The site has a PTAL value of 3, identified as having 'moderate' access to public transport services.
- It was recognised that the site is accessible to bus services and two stations within walking distance.
- The access arrangements to the site are noted to be off a footpath to the rear of no. 47 Mount View Road. This footpath is not recognised as a Haringey Right of Way or Highway. Details of access arrangements should be set out in the planning application submissions.
- The creation of an additional unit was expected to generate only limited additional vehicular movements. These are not considered to have any noticeable effect on local parking conditions. As a consequence, no Travel Plan arrangements or parking surveys have been requested to support the planning application.
- Cycle parking details should be outlined in the application, together with storage and collection arrangements for refuse/recycling. These should meet the Council's requirements.
- A draft Construction Logistics Plan should be submitted, having regard to the site's location adjacent to other residential development and without direct highway access.
- As agreed with Neil Dusheiko Architects, a draft Fire Statement should be submitted to address the site's location off a footpath.

2.5 The Officers' comments have accordingly been very carefully taken on board by the Applicants in the evolution of the revised scheme. The proposals have also been designed to respond to heritage objectives as highlighted both by the Council's Conservation Officer and the Applicants' heritage adviser.

2.6 Full details of the application submissions are set out under the application drawings and accompanying documents which show the revisions made to the scheme. In seeking to more effectively use a surplus area of land, which is aesthetically unattractive and principally formed of hardstanding and old structures, the revisions include: -

- A reduction in scale, bulk, mass, footprint and site coverage. Whilst the Officers were content with a scheme including an element of two storey, the Applicants have chosen to reduce the scale further by way of a dwelling which now stands at only single storey.
- The re-siting of the dwelling further away from the western boundary and provision of suitable amenity. Together with the reduced scale of the development and retention of trees, a sense of privacy to neighbouring properties is now maintained, residential amenity remains protected in terms of sunlight/daylight provision and inappropriate overshadowing is avoided, as demonstrated within the Sunlight/Daylight Assessment accompanying the application submission.
- A very material reduction in floor space from 204 sqm (GIA) to 98 sqm (GIA). This represents a significant percentage decrease in floor area between the pre-application scheme and the revised proposal. Together with the other noteworthy revisions made, including retaining the development at only single height and with an eaves height now standing at only 3.4m as measured from the adjoining footpath, this reduction is promoted as representing a very fundamental positive change to the scheme.
- An appropriate division of the garden utilising the scrubland at the back for the new dwelling and maintaining a plot size of 534 sqm for the host dwelling, in comparison with 205 sqm for the new plot. This reflects other garden sub-divisions in the locality although it is noted that other plots have occupied greater areas of their host gardens, leaving smaller gardens for their hosts in comparison with the application proposal which maintains a substantial rear garden for No. 47 as suggested by the Conservation Officer. The proposed sub-division is accordingly seen to be characteristic in this area and now capable of being secured on the application site following the removal of former site constraints, as identified within the Applicants' heritage report. This includes the notable changes in relation to the land immediately to the north and the presence of the dominant Saxon Chase development which now forms part of the setting to the application site itself and its close surrounds.
- Due to major reduction in scale and removal of the first floor, the design has been revised but with the retention of a contemporary style, noting contemporary design is deemed acceptable by the Conservation Officer. As a consequence, the dwelling sits more discreetly in its plot, being at a lower overall form, set away from the western

boundary and providing quality garden space to the new dwelling, whilst retaining a wide and deep rear garden for the host.

- The opportunity is provided for additional soft landscaping to be introduced, so that the dwelling fits comfortably into a landscape setting and positively responds to its verdant surroundings, albeit noting the dominant 4 storey flat development and associated parking areas standing immediately opposite the site, to its north, on the other side of the footpath, which are readily visible from the application site.
- The redesign also achieves the objective of enabling the single storey dwelling to be appreciated as a subordinate development in the context of the host dwelling, as well as when viewed from neighbouring properties. It is noted that there is more prominent development in the locality, clearly visible from the Mount View Road dwellings, including the pair of semi-detached dwellings as approved in the rear garden of No. 41 Mount View Road, three doors away from the application site's host dwelling at No. 47, and which can be clearly appreciated from No.47 and neighbouring properties as shown in the Design and Access Statement. That relatively new development, within the Conservation Area, has been deemed acceptable and now forms part of the character and appearance of this Conservation Area. The Applicants' proposals are, however, promoted as being appreciably more modest and capable of being set within a semi-woodland environment.
- The dwelling will sit within a quality setting and following close liaison with the Applicants' arboriculturist has been sited to ensure neighbouring trees and the verdant character of the area remain protected. The opportunity also presents itself to introduce new trees and planting to enhance the setting of the built form in the context of its surroundings.

2.7 In addressing visual appreciation, the Applicants also draw attention to the other development opportunities associated with the application site and the overall rear garden of No. 47, which are currently available under permitted development as set out under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order (England) 2015, as amended. In this respect, the Applicants submit a substantial building with a footprint up to 50% of the total area of the curtilage of No. 47 Mount View Road could be constructed, without planning permission, within the application site, subject to meeting other relevant criteria set out under Class E. This is submitted to represent a very material consideration when determining the current single storey proposals.

3.0 THE APPLICATION PROPOSALS

3.1 Having regard to the relevant background as highlighted above, a formal planning application is accordingly now presented to the Council, on the Applicants' understanding that the revisions made to the scheme satisfactorily address the matters raised by Officers within the pre-application advice.

3.2 The application is accompanied by:

Drawing nos:

EX_90 - Site Location Plan

EX_91 - Block Plan

EX_103 - Site Survey Plan

EX_301 - Long Site Section A-A

PR_100 - Proposed Site Plan

PR_101 - Proposed Ground Floor Plan

PR_102 - Proposed Roof Plan

PR_200 - Proposed Elevation – South

PR_201 - Proposed Elevation – North

PR_202 - Proposed Elevation – West

PR_203 - Proposed Elevation – North to footpath

PR_204 - Proposed Elevation - East

PR_301 - Proposed Long Site Section A-A

PR_302 - Proposed Cross Section B-B

Design and Access Statement – October 2024 – Neil Dusheiko Architects

Including visualisations and photomontages

Heritage Assessment -Historic Buildings Studio

Daylight/Sunlight/Overshadowing Assessment – Herrington Consultants

Arboricultural Impact Assessment and Tree Survey – Crown Tree Consultancy

Planning Statement – October 2024 - Howard Sharp and Partners LLP

Energy Statement –September 2024 – TwoEight Consulting

Draft Fire Statement – as contained within the Design and Access Statement

Biodiversity Net Gain Assessment -Sevenoaks Environmental Consultancy Ltd.

Construction Method Statement -Talina Construction

Application Form

Community Infrastructure Levy Requisition of Information Form

- 3.3 As referenced above, the scheme has been very materially changed from the pre-application proposals, to incorporate a redesign and substantial reduction in scale. The proposal now introduces a single storey, two-bedroom dwelling, on a smaller footprint and set further away from the western boundary, thereby allowing a quality garden area to be achieved to maintain the openness and allow for new landscaping to be introduced to enhance the verdant character of the area. The reduced height of the dwelling secures a development that can readily be appreciated as subordinate to the host dwelling which stands to the south and which continues to benefit from a long and wide rear garden, commensurate in size to other dwellings where gardens have been appropriately separated, as referenced above and within other application documentation.
- 3.4 The siting and scale of the new dwelling will ensure that the dwelling can sit discreetly in its plot, with a sense of spaciousness around the property and to allow vistas across the site to the north to be appreciated against the background of existing and newly introduced trees and soft landscaping. As a result of the new landscaping proposals, an attractive new setting is provided for the dwelling, whilst protecting the setting of the host and neighbouring dwellings and preserving the character and appearance of this part of the conservation area, albeit the application site sits on the edge of this designation and where substantial built form is very evident in the immediate locality.
- 3.5 The contemporary design is promoted as one that is capable of being read in its own right, addressing the Officers' views that the development should provide a site specific and creative response to the built and natural features of this area. The Applicants are mindful of the plethora of different styles of dwellings in the vicinity, all of which make up part of the character of the area as highlighted within the Design and Access Statement. These include the modern, two storey semi-detached dwellings at No. 42 Dickenson Road (as referred to above, occupying a plot of land formerly associated with No. 41 Mount View Road and similarly taking access off the footpath), the four storey flatted development immediately opposite (north) of the application site, Saxon Close, and the 3 storey (with roof accommodation) terraced development on the corner of Briston Grove. There are also other flat developments fronting Womersley Road on its junction with the footpath which also provides access to the application site.
- 3.6 It is to be noted that the footpath is bordered on either side by a variety of boundary treatments, including concrete and timber fencing as well as metal railings and gabion walls. Access to the footpath is currently blocked off from the site, although historically the site was served by a gate providing direct access to this footpath. Enhancements are

promoted through the re-introduction of this pedestrian link, thereby providing more active surveillance along this stretch of the footpath and increasing security for the benefit of those using the path and neighbours to the site.

3.7 The Applicants contend that the scheme represents very material changes in comparison with the pre-application proposals, to enable the scheme to now secure the Conservation Officer's support, noting that even the pre-application scheme was identified as having only low nature harm when addressing heritage implications. As a result of the considerable amendments made to the design and its relatively small scale to deliberately remain subservient to the host dwelling, the Applicants are now able to commend this development to the Council as one that does not give rise to harm and one that can be seen to preserve or enhance the character and appearance of this part of the designated conservation area.

3.8 Full details of the proposals are shown on the application drawings, supported by the contents of the Design and Access Statement and Heritage Statement, in association with other relevant reports and surveys as highlighted above.

4.0 PLANNING HISTORY

4.1 There is no relevant planning history associated with the site, as revealed under the public planning history records held by the Council.

5.0 PLANNING POLICY

A. THE DEVELOPMENT PLAN

B. THE NATIONAL PLANNING POLICY FRAMEWORK

5.1 A. THE DEVELOPMENT PLAN:

Background:

5.1.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In respect of these proposals the Applicants refer to policies within the London Plan 2021, the Haringey Strategic Policies Local Plan (consolidated 2017), the Haringey Development Management DPD (2017) and the contents of the National Planning Policy Framework 2023 (NPPF) which is addressed separately.

- 5.1.3 The Haringey Adopted Policies Map shows the application site falling within, but just on the edge, of the Stroud Green Conservation Area. The Conservation Area includes properties in Mount View Road and their back gardens, including the application site. The boundary extends to the north, up to the footpath which runs in an east/west direction. The plot, now occupied by a pair of new semi-detached dwellings to the rear of No. 41 Mount View Road and which lies a very short distance away from the application site to its west, similarly falls within this designated Conservation Area.
- 5.1.4 There are no other formal site designations associated with the plot and there are no Tree Preservation Orders over the subject land. Furthermore, there are no statutory or locally listed buildings in the vicinity of the site. The site falls outside the Critical Drainage Area as defined on the Policies Map.
- 5.1.5 The Applicants are also mindful of the Government's recent objectives set out under the Statement made by the Deputy Prime Minister on 30th July 2024³. The statement sets out the first major steps in its plan to build more homes to meet the recognised needs of the country. It looks to build in the right places, with the first port of call for development being on brownfield land, such as the application site. The statement confirms that 'the default answer to brownfield development should be yes; expanding the current definition of brownfield land to include hardstanding...' There is a serious housing shortfall which needs to be met and the re-use of sites with characteristics such as the application site is promoted as being of high importance.

5.2 The London Plan 2021:

The Applicant draws attention to the following policies:

- *Policy GG2 Making the best use of land.* The policy recognises that the London population is set to grow from 8.9 million to around 10.8 million by 2041, thereby requiring more efficient uses of the city's land to be employed. Growth should be directed towards the most accessible and well-connected places, making the most efficient use of existing and future public transport, walking and cycling. The written text⁴ states that 'all options for using the city's land more effectively will

³ Building the homes we need – Statement made on 30th July 2024 Angela Rayner Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government.

⁴ London Plan 2021 paragraph 1.2.5

need to be explored as London's growth continues, including the redevelopment of brownfield sites and the intensification of existing places, including in outer London.'⁵ Utilising small sites is recognised to assist in this objective. Whilst the scheme only relates to one, single storey dwelling, the opportunity presents itself to make far more effective use of this surplus piece of land, through a high quality designed, small scale development which addresses both the provision of accommodation to meet the needs of the Applicants, as well as directly supporting important sustainability objectives with a thermally efficient, innovatively designed dwelling which can be added to the Borough's housing stock.

- Policy GG4 Delivering the homes Londoners need. Paragraph 1.4.8 requires development amongst other criteria, to ensure more homes are delivered to help 'make London a city that everyone who wants to can call home.' This includes the provision of homes that provide for identified needs. In this case, the Applicants wish to continue to live in the Borough and are looking to downsize, thereby releasing their large family dwelling at No. 47 back into the housing stock for use by new occupiers. The opportunity presents itself to design a bespoke new dwelling to meet the Applicants' needs, which include the desire to continue to reside in the Borough and play an active role in the local community.
- Policy H1 Increasing housing supply. The policy looks, inter alia, to optimise the potential for housing delivery on suitable and available brownfield sites, which includes 'small sites, as referenced under Policy H2 below.
- Policy H2 Small sites. Boroughs are required to pro-actively support well-designed new homes on small sites and 'support those wishing to bring forward custom self-build and community-led housing.' The proposals are presented as ones that are well-designed, responding to site characteristics and noting the variety of built form in the locality, with old and new buildings sitting together comfortably.
- Policy D1 London's form, character and capacity for growth. Steps are set out in the policy for assessing an area's characteristics. Sites are required to be developed to optimum capacity. Paragraph 3.1.7 identifies that 'as change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive.' This development addresses

⁵ Writer's emphasis

the site's physical characteristics and introduces a novel design that respects the locality and can be seen to preserve or enhance the character or appearance of the Conservation Area which, as identified above and in the separate application documents, accommodates a range of architectural styles and materials.

- *Policy D3 Optimising site capacity through the design-led approach.* Development should make the most efficient use of land by following a design-led approach that optimises the capacity of sites. The site's attributes and the surrounding area have been evaluated carefully, as set out in the Design and Access Statement and as supported under the Heritage Statement. The revised form of the development is accordingly endorsed by the Applicants as being the most appropriate for this site, having taken appropriate advice from the Officers and acted upon the views expressed.
- *Policy D4 Delivering good design.* The scheme is promoted as one of high architectural and sustainable quality with detailed consideration having been given to the use of appropriate materials, based on a contemporary design. The pre-application response has helpfully confirmed contemporary design is acceptable. The Applicants also note that planning policy does not require replication of local architectural character, but the need to complement this. The London Plan also recognises the necessity for changes to the local environment. The revised scheme therefore seeks to complement existing development, whilst being discreetly sited in its own plot with the benefit of existing landscaping and the opportunity to introduce new landscaping features to soften the built form and enhance its setting.
- *Policy D5 Inclusive design.* The proposals look to provide a small dwelling, with high quality, contemporary living space which meets the needs of the Applicants.
- *Policy D6 Housing quality and standards.* Table 3.1 sets out details of adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of the occupiers. A number of criteria are required to be addressed to ensure housing quality and standards are appropriately met. The Applicants' proposals look to respond to these objectives, with internal space and private outside space shown to meet or exceed the relevant standards.

- *Policy D7 Accessible housing.* The new dwelling has been designed to meet the needs of the Applicants who are looking to downsize, but remain living in the local area. Policy D7 addresses housing choice which includes ensuring adequate housing is available for the older people. This dwelling looks to respond to this specific objective by being accessible and adaptable in accordance with Building Regulation requirement M4(2).
- *Policy HC1 Heritage conservation and growth.* The policy looks to require development proposals affecting heritage assets (Stroud Green Conservation Area), and their settings to conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The policy states, inter alia 'Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.' These proposals have been carefully evolved, taking account of the character and appearance of the Conservation Area and responding to other developments approved in the locality, both within and outside, but in the setting of, the Conservation Area. The Applicants have also taken on board the comments expressed by the Conservation Officer and revised the scheme in close liaison with their heritage consultant. As a result, the Applicants believe this scheme fully accords with Conservation Area objectives and ensures good use is made of this under-used urban site.
- *Policy G7 Trees and Woodland.* Development should ensure that, wherever possible, existing trees of value are retained. The scheme does not remove any significant trees and in this respect is similar to that submitted under the pre-application consultation where the Council's arborist confirmed there were no objections to the proposals on arboricultural grounds. The development is supported by an Arboricultural Impact Assessment.
- *Policy T1 Strategic approach to transport.* The policy requires development to 'make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycle routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.' The proposals are promoted as ones that directly accord with these objectives.

- *Policy T5 Cycling and T6 Car parking.* The plot sits within a sustainable location. It is relatively well served by public transport facilities, including local buses within a short walk and Finsbury underground and overground train stations and Crouch Hill Station a short bus ride away. Policy encourages the use of sustainable modes of transport. These include walking, cycling and use of public transport, all of which are available to the occupiers of the proposed dwelling. Notwithstanding this, the Applicants submit that the local road network also offers on-street parking capacity for an additional vehicle, if this is deemed necessary. The pre-application advice confirmed that the small-scale nature of the development should not have any noticeable effect on local parking conditions. The development will also accommodate secure cycle storage on site as shown within the application documentation, together with appropriate refuse storage provision.

5.3 The proposals are therefore presented by the Applicants as ones that address relevant London Plan policies, noting the encouragement given to optimising the potential of sites and the importance of utilising small sites, such as this one.

5.4 Haringey Strategic Policies DPD (Local Plan) (consolidated with alterations since 2017):

The following policies are deemed to be of relevance in the determination of the Applicants' scheme:

- *Policy SP0 – Presumption in favour of sustainable development.* The presumption reflects that set out under the NPPF, as referred to below.
- *Policy SP1 Managing Growth.* The policy's aims seek to address the Borough's rapid population growth by, amongst other matters, maximising the supply of additional housing in the most suitable locations to meet housing demand.
- *Policy SP2 Housing.* New homes need to be provided to meet the Borough's housing needs. High quality new development is sought with excellence in design quality and sustainability. Paragraph 3.2.2 sets out the Council's objectives of ensuring 'everyone has the opportunity to live in a decent home at a price they can afford and in a community where they want to live.' The Applicants look to downsize, but importantly wish to live in the same Borough as they

have done for over 28 years. The development reflects their needs whilst looking to respond to the housing objectives in the Borough and London-wide.

- *Policy SP4 Working towards a Low Carbon Haringey.* A reduction in carbon emissions from new development is sought. Sustainable modes of travel are to be supported by minimising car parking provision in new developments and looking to increase cycle parking provision and supporting non-car use. The development responds to these aims, noting in the pre-application consultation response that the development would have an insignificant effect on local parking conditions and the Applicants also place reliance on other more sustainable modes of transport. In addition, the new dwelling will include important sustainability measures to reduce carbon dioxide emissions. These are detailed within the Design and Access Statement and Energy Statement in support of the proposals. Full details of sustainability measures can be addressed under a planning condition to meet these policy objectives as well as those set out under DPD Policy DM21 below. No on-site parking has been deemed acceptable by the Officers under the pre-application consultation response and no changes are accordingly proposed to the scheme in this respect.
- *Policy SP11 Design.* This policy seeks all new development to enhance and enrich the Borough's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. The policy criteria include requiring development to be of high-quality design, incorporating solutions to reduce crime and the fear of crime and improving landscaping. The new dwelling is proposed to sit in a setting of existing mature trees and with the opportunity to enhance the landscaping through new planting measures to appropriately integrate the development and provide a pleasing frontage to the footpath, noting the non-uniformity of existing boundary treatment along this footpath with use of a variety of materials, as described above. Access to the site is currently closed off from this footpath but, as stated above, a pedestrian gate formerly existed. Direct pedestrian access to the footpath is therefore being reinstated as part of the overall scheme. The footpath has been similarly opened in character by way of the Saxon Chase flat development opposite the site which incorporates metal open railings to delineate its boundary with this footpath and further serves to enhance security along this stretch of the footpath.
- *Policy SP12 Conservation.* The revised scheme addresses the views expressed by the Conservation Officer and the Applicants' heritage consultant, so as to ensure Conservation Area objectives are met. The Applicants note the numerous examples of new infill/backland development both within and outside, but within the setting of, the Stroud Green Conservation Area, some examples of which have been set out in the application documents. These show how new development can be appropriately incorporated without giving rise to

harm to the character or appearance of the Conservation Area. The application proposals are similarly promoted as ones that will preserve or enhance the character or appearance of this Conservation Area, ensuring subordination with the host dwelling through its revised scale and with a footprint that responds to a single storey development to avoid the introduction of an additional storey. The dwelling benefits from private amenity areas and allows for the retention of trees which provide a quality environment, as well as the opportunity to introduce new landscaping. In addition, the host dwelling retains a large rear garden with generous vegetation and planting, which further ensures openness and the recognised verdant character is maintained and a harmonious relationship is secured with the new, small-scale dwelling.

- 5.5 In the light of the above, the Applicants believe that the development accords with the contents of the Haringey Strategic Policies DPD, as relevant to this minor development.

5.6 Haringey Development Management Plan DPD 2017:

The Applicants draw attention to a number of criteria-based policies of the DMP, DPD, namely:

- *Policy DM1 Delivering High Quality Design.* The policy reflects similar objectives to those as set out within the London Plan and Haringey Strategic Policies DPD, looking for new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The policy states that the Council will support design-led development proposals which meet the relevant criteria of the policy.

In addressing the Development Charter, the scheme is presented as one that relates well to neighbouring buildings and will make a positive contribution to the area. Sustainable design and construction principles are also incorporated. The plot is currently making little contribution to the locality and by reusing the land and opening up the plot, with proposed soft and hard landscaping, the Applicants contend that a highly successful development will be achieved which will be a credit to the area, in a similar manner to other new buildings approved in the vicinity and within the Stroud Green Conservation Area.

This policy also sets out design standards which address common development principles associated with character of development, landscaping, privacy and amenity. In these respects, attention has been paid to the pre-application comments provided to the Applicants. As a result, the revised scheme is now at a scale, form and mass that is not out of character

with the area, noting significantly larger scale development immediately opposite in Saxon Chase and two/three storey developments in the area a short distance away from the site, as well as the fact that the predominant size of gardens in the area is noticeably smaller than that currently associated with the host dwelling.

The siting, height, orientation and appropriate use of fenestration also ensures the new house will sit comfortably within its plot benefitting from quality open space, whilst protecting adjoining residential amenities by avoiding overlooking, loss of privacy and overshadowing through a revised siting away from the western boundary and with a material reduction in height, now related to only a single storey development. The scheme is fully supported by a daylight/sunlight/overshadowing assessment which confirms that the development will not result in a notable reduction in the amount of either daylight or sunlight enjoyed by neighbouring properties and there will be no unacceptable overshadowing. In any event only limited views of the site will be obtainable, through existing and proposed trees and other natural vegetation and these will be appreciated in the context of other built form. Furthermore, the opening up of the site to the footpath will provide a more active, lively frontage whilst protecting privacy with appropriate boundary arrangements and the exemplary design with associated detailing aims to ensure this modest development will now sit well in its local context and within a landscaped setting, thereby meeting the objectives of this policy.

- *Policy DM2 Accessible and Safe Environments.* New development must be capable of being 'used safely, easily and with dignity by all', with consideration being given to a number of matters including an appropriate layout and addressing the principles set out in 'Secured by Design.' These matters have been fully explored by the Applicants' architects in the evolution of the revised scheme, with details set out within the Design and Access Statement.
- *Policy DM7 Development on Infill, Backland and Garden Land Sites.* The site is promoted in a similar context to the development at the rear of No. 41 Mount View Road where planning permission was granted for a pair of two/three storey dwellings which have a frontage to the same public footpath as the site the subject of this application, whilst noting relevant differences between the two schemes. The pre-application response highlighted that development may be considered acceptable under Part B where it can be shown relevant criteria/requirements have been carefully met. In this respect, in addressing infill/backland and development of garden land, the policy requires development to meet the criteria set out under Policies DM1 and DM2. As referenced above, this reduced scale, site specific development demonstrates that the objectives of these policies have now been suitably met.

The requirements of Policy DM7 are addressed through the introduction of a sympathetically designed, small scale scheme which relates appropriately and sensitively to its surroundings and safeguards adjoining residential amenities. The Applicants submit, therefore, that the development accords with the aims of these policies.

- *Policy DM9 Management of the Historic Environment.* Development that conserves and enhances the significance of a heritage asset and its setting will be supported. Proposals affecting the heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. The policy outlines a number of criteria required to be considered when assessing the impact of proposals on the historic environment. Reference is made to Section D of the policy which relates to Conservation Areas. The Council 'will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.'

Stroud Green does not have a current adopted Conservation Area Appraisal. The Applicants submit that the area is extremely varied in its character, with wide ranging forms of development and the presence of more recently approved development which is read against older buildings, all of which make up part of the character and appearance of this particular Conservation Area and its wider setting. The site itself is made up of broken hardstanding and old structures, all of which are deemed by the Applicants to be unattractive and detract from the environment.

The Conservation Officer identified low nature harm in respect of the significantly larger scale development over the site presented under the pre-application exercise. With the radical reduction in scale by way of only a single storey development, the Applicants submit harm does not now arise. Notwithstanding this position, if any harm is identified, the Applicants contend that this results in less than substantial harm to the significance of the Conservation Area. As a result, paragraph 208 of the NPPF, requires such harm to be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use.

If less than substantial harm is found, the Applicants contend there are a number of public benefits arising from these proposals. These were presented to Officers under the pre-application submission and the merits of these were not challenged by the Officers as part of the pre-application response as being insufficient to outweigh such harm. They are accordingly promoted as having significant merit in support of the development. They relate to:

1. The provision of an additional, high quality designed small dwelling, utilising a small site and adding, in a small way, to the Borough's housing stock. As referenced under the London Plan, small sites are recognised to make an important contribution to meeting housing requirements of an area. It is understood that Haringey has a housing crisis and a recognised shortage of homes and all assistance should therefore be welcomed in looking to address this shortage.
2. The creation of an active frontage to the public footpath, with greater surveillance to alleviate any security concerns with the currently somewhat enclosed and aesthetically unattractive pathway.
3. The introduction of new greenery within the site to enhance existing landscaping which is somewhat depleted.
4. Putting the site into beneficial use by way of securing its optimal viable use. At present, the land serves very little purpose, is unattractive as an under-used piece of land and the opportunity presents itself to address this through its sensitive small-scale, development.
5. Providing employment opportunities during the construction phase of the development, as well as ongoing use of local services by the new occupiers, in addition to the occupiers of the host dwelling, thereby supporting local business and services in the future.
6. In addition to the above, the introduction of a small dwelling in comparison with a large outbuilding which could be constructed over the site under permitted development, with a significantly greater footprint than that being promoted under the application scheme, is seen to better enhance the site, controlled by appropriate planning conditions to secure appropriate additional enhancements.

Accordingly, when applying the necessary planning balance, if less than substantial harm is found, this is required to be weighed against the public benefits that have been highlighted. As stated above, these were not formerly challenged by Officers under the pre-application consultation as being inappropriate or insufficient to justify the development in the context of any harm that is identified. Therefore the Applicants continue to offer these as very relevant public benefits in support of this development.

- *Policy DM10 Housing supply.* Windfall sites, such as the subject land, are stated to be 'considered acceptable where this complies with the relevant policies of this Plan.' These proposals have been demonstrated to fully accord with the relevant policies of the Plan and the development falls appropriately within this policy.
- *Policy DM12 Housing Design and Quality.* Paragraph 3.12 states that housing must be of a high quality and should be compatible with and contribute to any distinctive character and amenity of an area, 'whilst also delivering upon the Council's aim to optimise housing delivery on individual sites.' These objectives are also set out under Policy SP2 of the Strategic Policies DPD and Policy DM1 of the Development Management DPD. As set out within this document, the scheme is of exemplary high-quality design with sits comfortably on the site and looks to make effective use of a site full of old hardstanding and derelict structures and introduce improvements.
- *Policy DM19 Nature Conservation.* The site is considered to have little ecological or biodiversity value with limited tree and vegetation cover and with hardstanding over much of the site. The Applicants are mindful that the development should not give rise to any impact on trees or ecology. A comprehensive arboricultural impact assessment and tree survey have been undertaken which support the development. These details, accompany this application and it is noted that no objections have been formerly raised by the Council's arborist when addressing the larger scale pre-application scheme.

Professional advice has also been sought by the Applicants in relation to Biodiversity Net Gain. The application is accompanied by a Biodiversity Net Gain assessment, as required. New landscaping proposals are also being introduced to enhance biodiversity and if further ecological/biodiversity measures are deemed necessary, the Applicants submit that these can be addressed by way of the imposition of appropriately worded conditions.

- *Policy DM21 Sustainable Design, Layout and Construction.* Through pre-application engagement, the Planning Officer has confirmed that a full sustainability statement is not required to support this proposal. However, the development looks to implement sustainable design, layout and construction techniques and accord with the terms of this policy as well as Policy DM23 addressing environmental protection and Policy DM25 relating to sustainable drainage systems.

- *Policy DM31 Sustainable Transport and Policy DM32 addresses parking.* These matters are covered elsewhere in this document, noting the availability of on-street parking in the local road network, the fact the site is well served by public transport links and secure cycle storage is provided on site.

5.7 The proposals are therefore presented as ones that positively respond to the policies of the Development Management Plan DPD.

5.8 B. THE NATIONAL PLANNING POLICY FRAMEWORK (December 2023)

5.9 Paragraph 8 of the NPPF sets out the three overarching objectives in achieving sustainable development, namely economic, social and environmental. These proposals accord with these aims. The site sits in the built confines in a sustainable location. The proposals look to aid the economy during the construction process. Effective use of this scrubland is being made with the introduction of a high quality designed, single storey new home which meets the needs of the Applicants in providing a bespoke home and which will allow the release of a larger family home back into the housing market.

5.10 The presumption in favour of sustainable development is set out under paragraphs 10 and 11. Paragraph 38 requires LPAs to approach decisions on proposed development in a positive and creative way. They are required to work proactively with Applicants to secure developments that will improve the economic, social and environmental conditions of the area and should seek to approve applications for sustainable development, where possible. The scheme is promoted as one that responds to the Officers' helpful comments made during the pre-application process, to now enable planning permission to be granted.

5.11 Paragraph 39 identifies that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.' Paragraph 41 goes on to state that 'the more issues that can be resolved at pre-application stage.... the greater the benefits...'. The Applicants have accordingly entered into pre-application discussions to address the merits of the scheme and as a result now promote a revised development that responds to Officers' views. Whilst the Applicants have endeavoured to address all

matters raised, if there are considered to be any outstanding matters that require attention prior to issuing planning permission, the Applicants confirm willingness to review and address these as part of this current application process.

- 5.12 Paragraph 70 recognises the important contribution that small sized sites can make to meeting the housing requirement of an area, noting they can often be built out relatively quickly. As such LPAs are required to

'd) support the development of windfall sites through their... decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes...'

- 5.13 Paragraph 123 promotes the 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.

- 5.14 Paragraph 124 directs decisions to:

'c) give substantial weight to the value of using suitable brownfield land within settlements for homes.... and support appropriate opportunities to remediate despoiled, degraded, derelict...land' and

'd) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively...'

- 5.15 Paragraph 128 reiterates that decisions should support development that makes efficient use of land, taking account of relevant criteria which includes the desirability of maintaining an area's prevailing character and setting, as well as promoting regeneration and change. Furthermore, planning obstacles should not be put in the way of a developer's reasonable desire to introduce change through appropriate regeneration. In respect of the application site, this represents a surplus and despoiled piece of land, which is capable of being put into more effective use whilst ensuring enhancements are secured as referenced within this statement and associated documents.

- 5.16 Chapter 12 addresses achieving well designed places. The aims include creating high-quality buildings and places. Paragraph 135 (c) requires decisions to ensure development

is 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change' The potential of the site should also be optimised. The scheme aims to accord directly with these goals.

- 5.17 Objectives for the conservation and enhancement of the historic environment are set out under Chapter 16 with consideration to the conservation of heritage assets (which includes Conservation Areas) that is appropriate to their significance. The significance of any heritage asset should be considered, as required under paragraph 200. Paragraph 203 recognises the desirability of sustaining and enhancing the significance of heritage assets 'and putting them to viable uses consistent with their conservation.' The stated criteria include the desirability of new development to make 'a positive contribution to local character and distinctiveness.' Paragraph 205 goes on to state that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The proposals are supported by a detailed heritage statement which concludes that the significance of the heritage asset is sustained, that the development positively contributes to the conservation area's economic and biodiversity vitality by adding required residential space, and in offering a role model of sustainable construction it also makes a positive contribution to local character and distinctiveness.
- 5.18 Paragraph 208 has been addressed above. Where development will lead to less than substantial harm to the significance of a designated heritage asset, that harm is required to be weighed against the proposal's public benefits, which include, where appropriate, securing its optimum viable use. Public benefits have been outlined by the Applicants and their merits not challenged under the pre-application discussions that have been held. The Applicants accordingly submit they hold considerable weight and represent an important material consideration in the determination of these proposals.
- 5.19 Paragraph 115 of the NPPF advises 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.' As a development where local parking conditions are not deemed to be materially impacted by this small scale proposal, no highway issues are anticipated likely to arise and this has been confirmed by the Officers under the pre-application response.

- 5.20 The scheme is therefore also promoted as one that directly accords with NPPF objectives.
- 5.21 The development looks to ensure that conflict with planning policy does not arise so as to enable the presumption in favour of sustainable development as set out under paragraph 11 of the NPPF to be applied and planning permission granted, subject to the imposition of appropriately worded conditions in the context of paragraph 56 of the NPPF.

6.0 OTHER MATERIAL CONSIDERATIONS:

- 6.1 The Applicants have engaged with fire consultants in relation to the residential proposals associated with the application site and to address Section B5 of the Building Control Regulations and associated requirements. The dwelling will be fitted with a suppression system to comply with the Regulations and ensure suitable fire-fighting access distances are fully complied with. Details of fire arrangements are set out in the Design and Access Statement accompanying this application.
- 6.2 Discussions have also been entered with the Local Authority's NLWA and Waste Strategy Manager (Ann Baker) to ensure that the proposals are deemed acceptable in respect of waste management. These discussions have confirmed that a private collection of refuse and recycling bins, arranged by the Applicants, is acceptable and this is confirmed as being the preferred option by the Applicants. This is a matter that is capable of control by means of a planning condition on the consent, similar to other proposals. In this respect, reference is made to application HGY/2020/1826 where private waste collection provision was addressed by way of condition 8, to address the terms of Development Management Plan Policy DM4 and the terms of the London Plan. Further details are set out in the Design and Access Statement.
- 6.3 A Construction Method Statement has been prepared detailing how the development will be built out, the duration of construction, arrangements addressing access and serving the site, including deliveries and removal of materials and plant. Final details can be secured by way of agreement with the Council under a planning condition.
- 6.4 The Applicants have engaged with the immediate neighbours to the site, prior to the submission of this application and shared details of the proposals with them. Third parties have an opportunity to provide their own comments on the application as part of

the application process and initial comments received by the Applicants from neighbours have been positive and favourable to the scheme as presented.

7.0 CONCLUSIONS

- 7.1 Detailed care and attention has been paid by the Applicants to the contents of the pre-application advice provided to them to secure a high-quality designed, single storey dwelling that positively responds to design objectives set out under Chapter 12 of the NPPF, albeit noting the Officer's indication over the potential acceptability of a greater scale of development by way of a part two storey scheme. The Applicants have, however, chosen to keep the scale even lower.
- 7.2 Being mindful of the site's location within, but on the edge of, the Stroud Green Conservation Area, a designated heritage asset, the Applicants have evolved a scheme which specifically takes account of the Conservation Officer's comments with advice to explore *'a part single storey green roofed building with part two-storey, so as to appear almost as ancillary to the host dwelling, as well as subtle in relation to such a garden setting and neighbouring amenity.'* The Applicants are grateful to the Conservation Officer for the input provided which, together with other professional heritage advice, has assisted in the evolution of the revised scheme, as now presented. Notwithstanding the advice that a part two-storey development may be deemed acceptable, to secure even further subservience the Applicants have, in fact, elected to limit the dwelling to only single storey. This has the added benefit of the dwelling sitting even more discreetly in its plot, at a lower height and set away from the western boundary. The dwelling will also be partially screened by existing and new trees and other vegetation which protect the host's garden setting and that of the immediate neighbours', as well as avoiding detriment to adjoining residential amenity. The development is promoted as one that now appropriately addresses the objectives set out under Chapter 16 of the NPPF, with associated heritage policies in the London Plan, Local Plan and Development Management DPD which seek the conservation and enhancement of the historic environment.
- 7.3 The Applicants submit that having regard to the small-scale nature of this development, harm does not arise and enhancements are introduced. However, if it is found that the development is harmful, this is contended to be of even lower nature than the former

scheme the subject of the pre-application consultation and where the Conservation Officer identified only low nature. Accordingly, if less than substantial harm is identified in the context of paragraph 208 of the NPPF, then there are a series of public benefits which have been outlined and which have not formerly been challenged as inappropriate by the Officers under the pre-application consultation. Any harm is required to be weighed against these public benefits and, in the opinion of the Applicants, there are significant merits in now granting planning permission to secure the optimum viable use of this underused land and which looks to provide a small home for the benefit of the Applicants seeking to downsize, thereby releasing a family dwelling into the Borough's housing stock.

- 7.4 The contemporary design is promoted having regard to the styles of development in the immediate area and presence of many examples of contemporary forms of development. The scheme has been materially amended from the pre-application proposals. The host dwelling will continue to benefit from a quality sized garden and the plot itself will be enhanced through the introduction of new planting opportunities. Trees are being retained, to maintain the verdant character of the area and provide a quality setting for the development, as well as the host dwelling. The subordinate nature of the development, with its single storey scale, reduced footprint and open garden areas, particularly between the new dwelling and the host and the new dwelling and western boundary with no. 45, all successfully ensure that the sense of openness and verdant character remains protected.
- 7.5 The Applicants submit that the scheme accords with the relevant criteria set out under Part B of Development Management Policy DM7 by reason of being subordinate in scale to the three storey host dwelling, which will continue to benefit from a quality, sizeable rear garden. The single storey dwelling will sit comfortably within its plot, allowing for meaningful open space to serve the property. Details are provided which confirm appropriate access is secured for the purposes of emergency and refuse vehicles as well as other delivery services.
- 7.6 The scale and siting of the development is now sensitive to neighbouring sites, thereby ensuring privacy and amenity is safeguarded, and loss of security for adjoining houses and their rear gardens does not arise. On the contrary, the Applicants submit that security will be improved by way of the presence of the dwelling which allows for passive surveillance of the adjoining footpath and immediate surrounding area.

- 7.7 The established street scene is eclectic in character, with a variety of styles and scale of buildings of differing heights and design. The introduction of the Saxon Chase development to the north has resulted in a very material change to the character of the immediate area of the application site. Other recently approved development at No. 41 Dickenson Road utilises former garden associated with a property of similar character to No. 47 Mount View Road and there are examples of other dwellings in the vicinity with similar or smaller sized rear gardens. The host dwelling will continue to benefit from a good quality rear garden and the plot is set a substantial distance away, well divorced from the host dwelling and others fronting Mount View Road, to enable it to be read in its own context and against more prominent buildings to the north and west, very visible from the footpath. The Applicants' proposals are, however, presented as ones that will be readily assimilated into its landscape setting, with limited views being obtained due to its single storey scale and with the presence of existing landscape features.
- 7.8 The site is well located to public transport services and the development offers cycle parking facilities. The scheme does not provide on-site parking, as the pre-application advice confirms that the proposals will have an insignificant effect on local parking conditions. Appropriate refuse/recycling storage facilities are provided and private collection arrangements will be arranged with the responsible providers.
- 7.9 Further consideration has been given to the protection of adjoining residential amenities. The application is supported by a daylight/sunlight/overshadowing assessment which demonstrates neighbouring amenities remain protected. In these respects, it is noted that the dwelling has been materially reduced in height and overall scale from the pre-application proposals and an improved separation distance with the western boundary has been achieved, providing intervening open space which now extends around the property and provides a quality garden area to its south.
- 7.10 For all the above reasons, the proposals are now commended to the Council as representing a high-quality sustainable development which can now reasonably be concluded to preserve or enhance the character or appearance of the Stroud Green Conservation Area.
- 7.11 As highlighted above, the London Plan requires the Council to pro-actively support well-designed new homes on small sites. The Conservation and Planning Officers' comments

have been taken on board and material changes made to the pre-application scheme to enable favourable consideration to now be given to this minor development. In so assessing the merits of the scheme, the Applicants draw attention to policy objectives and the requirement to give great weight to the benefits of using suitable sites within existing settlements for new homes.

7.12 In these circumstances, the Applicants contend that the development accords with the provisions of the Development Plan. The presumption in favour of this sustainable development, as set out under paragraph 11 of the NPPF, should therefore be applied. The Applicants therefore respectfully request that planning permission is granted, subject to the imposition of conditions as deemed relevant and necessary, in accordance with the terms set out under paragraph 56 of the NPPF.

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