

Planning Statement for land adjacent to 50, Ridgeway, London NW11 8QN

The proposals submitted relate to the proposed semi-detached dwelling houses within the garden of 50 Ridgeway, The principle of this development was approved in 2016 (ref 16/8187/FUL) and this new application adopts the same footprint and design aesthetic.

This is described in the design access statement.

The principle of the application remains broadly the same and should be considered acceptable in line with the same policies.

In terms of impact on trees and landscaping how the proposals meet with the relevant policies are addressed in the arborcultralist report.

The proposals have been prepared taking into consideration the governments National planning policy framework (NPPF) and the London Borough of Barnet's UDP.

Planning policy at national level is set out in the government's National Planning Policy Framework (NPPF), which came into immediate effect on 27 March 2012. The NPPF replaces the previous national planning policy documents including Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). The NPPF is a material consideration in determining planning applications.

The NPPF sets out overarching planning policy and at its core is a presumption in favour of sustainable development. Sustainable development is defined in the NPPF as having economic, social and environmental strands that are interdependent and in these areas planning should meet the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF states that planning should be "not only about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives." And should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;" Also that planning should contribute to conserving and enhancing the natural environment and reducing pollution."

The NPPF identifies thirteen aspects contributing to the delivery of sustainable development, including:

- establishing a strong sense of place;
- responding to local character and history; and
- providing developments that are visually attractive as a result of good architecture and appropriate landscaping

Paragraph 61 of the NPPF states "planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

The proposals should be considered to meet these standards.



The London Borough of Barnet's policies are contained within Barnet's Local Plan and the Development Management Policy documents. Relevant policies to the consideration of residential development within the Core Strategy are contained in chapter 8:

Overview

8.1.1 Housing is a key strategic issue for town planning and can be a determining factor in people's quality of life. There is increasing pressure to provide new housing within the borough as the numbers of households grow. Barnet's high quality environment creates an attractive place where people want to live, which adds to the demand for new dwellings. To enable people to continue living in attractive surroundings and enjoying a satisfactory quality of life, the provision of new housing needs to be balanced against maintaining and improving environmental quality.

8.1.2 New residential development should respect the character of an area and the local environment, which can be achieved through promoting high quality design and applying appropriate density and amenity standards. In addition, it is important to encourage a suitable mix of dwellings, in terms of type, size and tenure, to meet the diverse needs of Barnet's people.

In essence the principle of new dwellings within the borough is encouraged and the use of previously developed land rather than Greenfield is preferred. A new dwelling within an existing residential area should be considered acceptable as proven in the granting of permission for a previous scheme.

Presuming then that the principle is acceptable the proposals must be considered in terms of design, character parking, landscaping & amenity.

H16 Character – the proposals provide adequate parking, preserve daylight, outlook & residential amenity of the neighbouring properties, do not overlook neighbouring properties and provide sufficient amenity and private garden space.

H17 Privacy – distances specified to prevent overlooking or loss of privacy have been met as cited on drawing P0472/11/B.

H18 Amenity space – standards of amenity space specified have been exceeded as cited on drawing P0472/11/B.

M14 Parking – 1.5 to 1 spaces are required for a 3 bedroom dwelling house and this has been achieved

We believe then the proposals comply with relevant policy.

Standards of design & character are covered within the design access statement.

Trees and landscaping are addressed within the arboriculturalist report.



