

Planning Statement

**Demolition of existing dwelling and
recreation building and replacement with two
storey dwelling with landscaping and
associated works**

Holmside, 145 Barnet Road, Arkley

For: Mr Patel

July 2021

Job ref: 840

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1 Introduction

- 1.1 This Planning Statement forms part of an application for full planning permission submitted by Tye Architects on behalf of the applicant Mr Patel to Barnet Council for:

“Demolition of existing dwelling and recreation building and replacement with two storey dwelling with landscaping and associated works”

- 1.2 The application site forms the existing residential unit and its curtilage known as Holmside, 145 Barnet Road. The existing residential unit is situated on the north eastern part of the site. The wider side contains a large outbuilding on the western half of the site, used in conjunction with the tennis court situated to its immediate south. The site lies partially within the Green Belt. The house and garden are located outside the Green Belt, however the recreation building, tennis courts and remaining land to the south and west of the site are located within the Green Belt.
- 1.3 This application is submitted on the basis of a replacement dwelling and a replacement building within the Green Belt which are acceptable in principle according to Development Plan Policy and the National Planning Policy Framework (NPPF).
- 1.4 This Planning Statement has been prepared to consider the development against the NPPF, the Development Plan and all other material planning considerations.
- 1.5 It is considered that the planning application submission provides sufficient information to allow Barnet Council to properly consider the application.
- 1.6 The remainder of the report is set out as follows:

Section 2, Site Context, Pre-Application Advice and Planning History: provides a description of the site and the surrounding area and planning history of the site, as well as discussion of the pre-application advice with the Local Planning Authority.

Section 3, Proposed Development: provides a detailed description of the proposed development.

Section 4, Planning Policy: sets out the planning policy framework against which the planning application should be assessed.

Section 5, Planning Assessment: provides an analysis of the material planning considerations pertinent to the proposed development and provides a detailed justification for the development.

Section 6, Summary and Conclusions: summarises the key features and benefits of the proposed development and the reasons as to why planning permission should be granted.

2 Site Context and Planning History

- 2.1 Holmside is a two storey, 4 bedroom, detached dwelling set on the south side of Barnet Road. The plot extends to the south and west of the property. However, the area that is the subject of this application is situated on the north eastern corner of the site and is approximately 0.26ha. The site includes off street parking, a garage, a recreational building, a tennis court, terrace and formal garden space. Vehicular and pedestrian access to the site are gained from Barnet Road on the northern boundary. A location plan of the site as existing is provided in Figure 1 below.

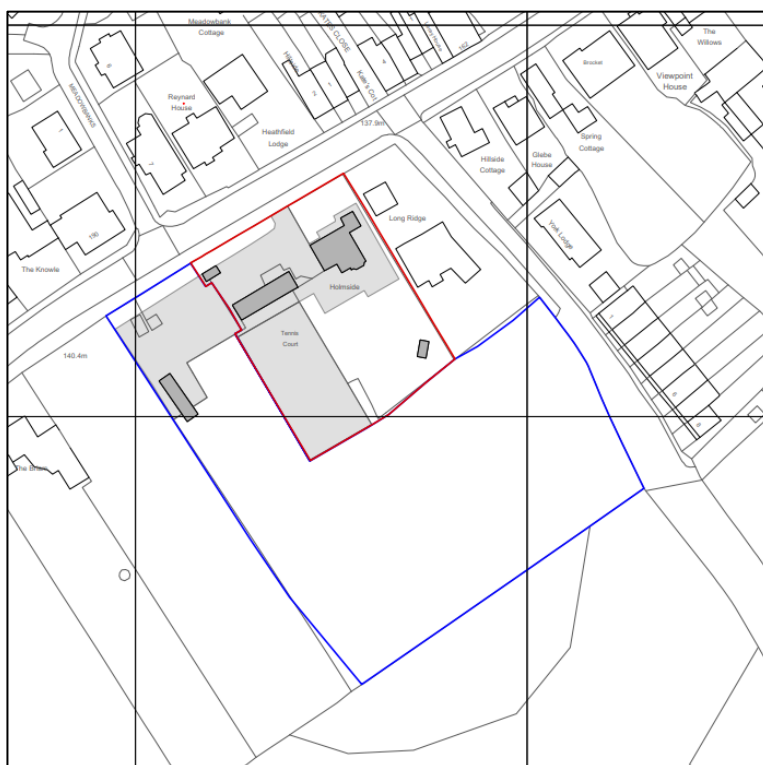


Figure 1: Site Location Plan

- 2.2 The application site is roughly square shaped and slopes slightly from the north to the south. It is bounded by Barnet Road to the north, a paddock to the south and west and existing residential properties about its eastern boundary. Land to the west adjacent to Barnet Road also comprises an area of tarmac. The northern boundary of the site is marked by fencing and an existing tree line. The southern boundary is marked with garden fencing.
- 2.3 The existing dwelling comprises an Edwardian house constructed in circa 1910. Dwellings along Barnet Road comprise primarily 2 and 2.5 storey dwellings and a mix of detached, semi-detached and terraced properties. There is no prominent design along the road and a variety of finishing materials are present. As such, the area does not contain an overriding character and appearance to adhere to.
- 2.4 The site is not located within a Conservation Area and there are no listed buildings on or near the site. The site is located within Flood Zone 1 and therefore presents a low risk of flooding.

- 2.5 The site lies partially within the Green Belt. The dwelling and its formal rear garden are located outside the Green Belt, however the recreation building, tennis courts, area of tarmac and remaining land to the south and west of the site are located within the Green Belt as shown below in figure 2.

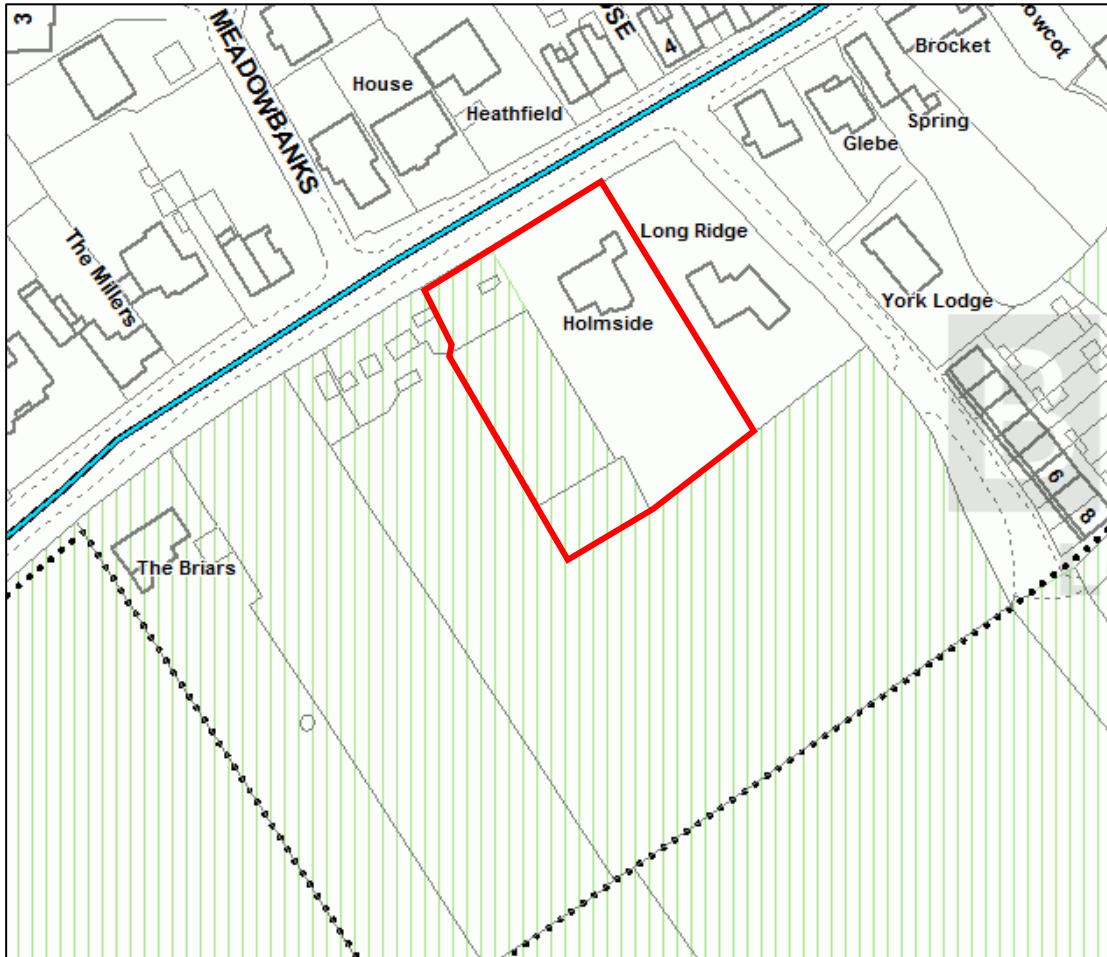


Figure 2: Site Location Plan with Green Belt

- 2.6 The nearest bus stop on Barnet Road is situated opposite the site entrance. This provides services to New Barnet, Cockfosters and Hatfield. The A1, a major road providing access to the M1 in the south and the wider north, is situated just 1.6km to the west of the site and can be accessed by car in 3 minutes.

Planning History

- 2.7 A planning application (LPA Ref. 16/0373/FUL) was submitted on this site in January 2016 proposing the demolition of the existing dwelling, outbuilding and tennis court and construction of 2no, two-storey detached dwelling houses with rooms in roof space. The proposed development was subsequently approved under delegated powers in May 2016. This permission has now lapsed but remains relevant to the development proposals of this scheme.

- 2.8 Development in this case was isolated to the north eastern section of the site that is located outside the designated Green Belt area, however, confirms the principle of residential development on the site is acceptable.
- 2.9 Comments made by the Council and its internal consultees in respect of application 16/0373/FUL will be discussed further in the Planning Assessment section of this report.

3 Development Proposal

3.1 The proposed development at the site for which full planning permission is sought comprises:

“Demolition of existing dwelling and recreation building and replacement with two storey dwelling with landscaping and associated works”

3.2 The application proposes the demolition of the existing dwelling, garage, recreation building and tennis court on the site to make way for a detached contemporary two storey dwelling as shown in figure 3.

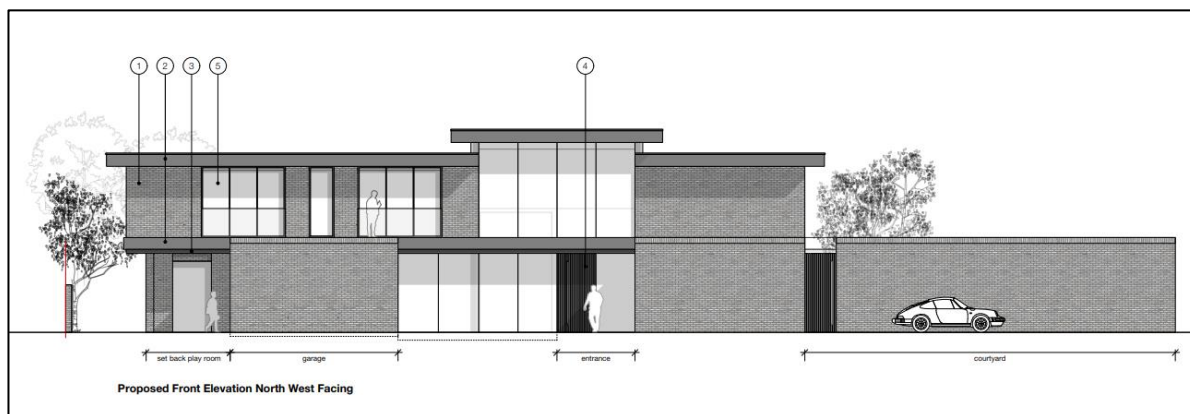


Figure 3: Proposed Front Elevation

3.3 The dwelling would be set over two floors. The ground floor includes two living spaces, a kitchen, dining area, play room, study, toilet, bedroom with en-suite and store along with a three bay integral garage. A gym would be contained in a separate single storey element connected to the west side of the main house by a covered link. The upper floor comprises four bedrooms with en-suites and storage space and a large study.

3.4 The proposed dwelling is therefore two storeys in height. It would have a simple linear form with a flat roof, thereby, proposing a reduction in height from the existing dwelling. The garage, parking area and front door would be set close to the site entrance.

3.5 The building is set further into the site than the existing dwelling. The application is accompanied by section drawings to show the proposed dwelling and garage against the existing buildings on the site and the profile of the land.

3.6 The proposal seeks to enhance the site by providing a bespoke contemporary style dwelling. The dwelling and outbuilding would be finished in a simple palette of materials to create cohesion across the site, with grey multi facing brickwork to the garage walls and flank walls of the house. Elements of the dwelling would have green roofs in order to integrate the development into the landscape.

3.7 The vehicle access to the site would be retained at the north-east corner of the site. There would be a hard surfaced area for car parking and manoeuvring within the site to enable vehicles to enter and exit in a forward gear.

- 3.8 The existing tree line to the front of the site is proposed to be retained for biodiversity value and screening.
- 3.9 There are two outbuildings within the adjoining land (edged in blue) that would be removed as part of the proposals, as shown on the proposed site plan.

4 Planning Policy

- 4.1 This section of the report provides an overview of the relevant national and local planning policy context, which has informed the application proposals.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “*where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.*”
- 4.3 In the context of the current planning application, the development plan comprises of the Barnet Core Strategy (2012) and the Development Management Policies Document (2012). The National Planning Policy Framework (NPPF) (2019) is a material consideration.
- 4.4 The emerging Barnet Local Plan is currently undergoing consultation ahead of its submission which is intended in Autumn 2021. At this time the policies in the emerging Local Plan do not carry any weight in decision making.

National Planning Policy Framework (NPPF)

- 4.5 The NPPF sets out the Government’s planning policies for England and how they are expected to be applied. Section 2 of the Framework recognises that there are three overarching objectives to achieving sustainable development, namely, economic, social and environmental.
- 4.6 In regard to the three roles, the NPPF states:
- “a. an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c. an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*
- 4.7 At the heart of the NPPF is a presumption in favour of sustainable development. For decision taking this means that unless material considerations indicate otherwise:
- *“approving development proposals that accord with an up-to-date development plan without delay; or*

- *where there are no relevant development plan policies, or the policies which are most important for determining the application area out-of-date, granting permission unless:
 - i) *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii) *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

- 4.8 Section 5 of the NPPF relates to delivering a sufficient supply of homes and the paragraphs within this chapter outline how LPA's should significantly boost the supply of homes.
- 4.9 Section 9 of the NPPF relates to promoting sustainable transportation. Paragraph 103 states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes and acknowledges that opportunities to maximise sustainable transport solutions will vary between urban and rural areas.
- 4.10 Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.11 Paragraph 117 of the NPPF 2019 states that planning decisions should promote the effective use of land in meeting the need for homes. Paragraph 118 goes further to state that planning decisions should give 'substantial weight' to the value of using suitable brownfield land within settlements for homes, as well as promote and support the development of under-utilised land and buildings.
- 4.12 Section 12 provides guidance on achieving well-designed places. Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interested parties throughout the process.
- 4.13 Paragraph 127 advises that planning policies and decisions should ensure that developments:
- *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

4.14 Paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.15 Section 13 of the NPPF sets out the Government's approach to development within the Green Belt. Paragraph 133 of the NPPF outlines that the Government attaches great importance to Green Belts. This paragraph goes on to state that: *"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."* Paragraph 134 notes that Green Belts serve five purposes, which are:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.16 Paragraph 143 states that inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

4.17 Paragraph 144 states that when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

4.18 Paragraph 145 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, but also identifies exceptions to this presumption of new buildings being inappropriate development in the Green Belt. Two of the exceptions listed are d) and g) below:

- the replacement of a building, provided the new building is in the same use and not 'materially larger' than the one it replaces.
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

4.19 Paragraph 146 of the NPPF also outlines that other forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes engineering operations.

4.20 Section 15 of the NPPF relates to conserving and enhancing the natural environment and outlines that development proposals will be required to maintain and protect biodiversity, and wherever possible result in a measurable net gain in biodiversity.

Core Strategy 2012 (CS)

4.21 The relevant policies of the Core Strategy to the consideration of the application are:

- Policy CS4 – Providing Quality Homes and Housing Choice in Barnet
- Policy CS5 – Protecting and Enhancing Barnet's Character to Create High Quality Places
- Policy CS9 - Providing Safe, Effective and Efficient Travel
- Policy CS13 – Ensuring the Efficient Use of Natural Resources

Development Plan Document 2012 (DPD)

4.22 The following development management policies are relevant to the consideration of this application:

- Policy DM01: Protecting Barnet's character and amenity
- Policy DM02: Development standards
- Policy DM08: Ensuring a variety of sizes of new homes to meet housing need
- Policy DM15: Green Belt and open spaces
- Policy DM16: Biodiversity
- Policy DM17: Travel impact and parking standards

The London Plan 2021

4.23 The following policies are relevant to the consideration of this application:

- Policy D3: Optimising site capacity through the design-led approach

- Policy D4: Delivering good design
- Policy D6: Housing quality and standards
- Policy H2: Small sites
- Policy G2: London's Green Belt

Other Material Considerations

4.24 The following documents are relevant to the consideration of this application:

- Residential Design Guidance SPD (2016)
- Sustainable Design and Construction SPD (2016)

5 Planning Assessment

5.1 This section of the report seeks to address the key planning issues associated with the proposal and demonstrates its compliance with adopted planning policy.

5.2 The following key issues have been identified:

- a) Principle of the development;
- b) Design approach and impact on the character and appearance of the site and surrounding area including the Green Belt;
- c) Residential amenity;
- d) Highways and parking;
- e) Ecology and trees.

5.3 We consider each of these in turn below:

Principle of the development

5.4 The Council have confirmed that the principle of redeveloping this site is acceptable with the grant of planning consent for the demolition of the existing unit and erection of two units consented under application reference 16/0373/FUL. The current application is to replace the existing dwelling and recreational building with a new two storey dwelling. As such, the development site is currently in residential use and the development proposed seeks to retain the use of the land for this purpose, similarly to the previously consented scheme. The proposals will not result in the loss of residential land or units and can therefore be considered acceptable in principle in this respect.

5.5 The development site and the proposed dwelling do, however, lie partially within the Green Belt. The scheme therefore has to be considered in the context of National and Local Green Belt policy to confirm whether the principle of development is acceptable within this area of the site. The previous scheme was contained to land outside the Green Belt and was therefore was not subject to consideration on this basis.

5.6 Paragraph 145 d) of the NPPF allows for the replacement of a building in the Green Belt, providing it is in the same use and not 'materially larger' than the one it replaces. The Framework does not provide guidance as to what constitutes 'materially larger' and it is therefore a matter of judgement.

5.7 Paragraph 145 g) of the NPPF is also relevant to the consideration of the proposal, as this allows for limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continuing use, which would not have a greater impact on the Green Belt than the existing development.

5.8 Policy DM15 of the Barnet Development Policies Document (BDPD) relates to development proposals in the Green Belt. It is highlighted that proposals in the Green Belt are required to comply with the requirements set out in the NPPF. Sections of this policy of particular relevance to this scheme are outlined as follows:

v. *The replacement or re-use of buildings will not be permitted where they would have an adverse impact on the openness of the area or the purposes of including land in Green Belt*

vi. *Development adjacent to Green Belt/MOL should not have a detrimental impact on visual amenity and respect the character of its surroundings.*

- 5.9 The requirements of these policies only apply to the section of the site within the Green Belt. The proposals involve the demolition of an existing recreational outbuilding and garage within the Green Belt, with a total size of 85sqm, and their replacement with the western element of the proposed dwelling and recreation room.
- 5.10 This building can be replaced under the requirements of paragraph 145 part d of the NPPF provided the new building is it not ‘materially larger’ than the existing. The main consideration is whether the proposals comply with the NPPF requirement of being not ‘materially larger’. The Framework and Development Plan do not provide guidance as to what constitutes ‘materially larger’ and it is therefore a matter of judgement.
- 5.11 There are two buildings on this part of the site in the form of a recreational outbuilding and garage. A comparison of the existing and proposed floorspace within the Green Belt is set out below.

Existing	GIA (sqm)	Proposed	GIA (sqm)
Recreation building	70	Western edge of Dwelling	37
Garage	15	Recreation Room	50
Total	85		87
Percentage increase			1.7%

- 5.12 As can be seen from the above calculations, the floorspace within the Green Belt as a result of these proposals will be around 2% larger than that of the existing building and garage to be demolished. This is not considered to be materially larger than the existing development in the Green Belt on this site and thus will not result in a greater impact on the Green Belt.
- 5.13 As to whether the proposed development involving the replacement of two outbuildings is in accordance with the wording of Paragraph 145 part d, it is worth noting that In *Tandridge District Council v SSCLG* [2015] EWHC 2503 (Admin) the Court concluded that the term ‘building’ and ‘buildings’ could be used interchangeably in the consideration of whether development was appropriate for the purpose of Paragraph 89 of the NPPF 2011, which can now be found in Paragraph 145 on the NPPF 2019. Paragraph 53 of this judgement states:

“Since the fundamental aim is to preserve openness, the question then arises as to whether that suggests an answer to the question of whether “building” should be read in the singular or could include the plural. I do not regard that fundamental aim, or any of the other purposes of the

Green Belt, as leading to the conclusion that only one building may be taken into account. Depending on the circumstances, it may be that there are benefits to the Green Belt and its openness from the replacement of a cluster of buildings rather than merely a single building. In my judgment, provided the inspector considers the relationship of the buildings to each other, and to the issue of openness, and does not simply undertake an arithmetical exercise, regardless of the relationship of the buildings to themselves and to the openness of the Green Belt, there is no reason in principle why the objectives of Green Belt policy cannot be met by the application of the exception to a group of buildings as opposed to a single building.”

- 5.14 It is therefore entirely acceptable to propose the replacement of two separate outbuildings. The proposed development in the Green Belt is therefore in compliance with the requirements of Paragraph 145 part d) of the NPPF.
- 5.15 This portion of the site can also be considered previously developed land and can therefore be redeveloped provided the proposed scheme would not have a greater impact on the Green Belt in accordance with Paragraph 145 part g).
- 5.16 Local Policy DM15 indicates that the Council's concerns relate primarily to whether the proposed development would have an adverse impact on the openness of the area or purposes of including land in the Green Belt. The proposed scheme have been considered against the 5 purposes of the Green Belt as outlined in Paragraph 134 of the NPPF and as follows:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.17 The site is not considered 'typical' of the Green Belt. It's development will not impact on the five purposes of the Green Belt nor will it have an adverse impact on its openness. The NPPF highlights that the fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open, the proposed scheme is successful in ensuring this. The scheme is therefore in compliance with the intentions of Policy DM15 of the Barnet Development Plan and Paragraphs 133, 134 and 145 of the NPPF.
- 5.18 Since there is no conflict with Paragraph 145 of the NPPF, the principle of development in this location is acceptable. The impacts of the development are considered in detail below.

Design approach and impact on the character and appearance of the site and surrounding area including the Green Belt

- 5.19 Policy CS5 of the Core Strategy states the Council will ensure development in Barnet respects local context and distinctive local character through the creation of places and buildings of high quality design. It is noted that developments should seek to address the objectives set out in the National Design Guidance in addition to the following requirements:

- be safe, attractive and fully accessible
- provide vibrant, attractive and accessible public spaces
- respect and enhance the distinctive natural landscapes of Barnet
- protect and enhance the gardens of residential properties
- protect important local views from places within Barnet (as set out in Map 8)
- enhance the Borough's high quality suburbs and historic areas through the provision of buildings of the highest quality that are sustainable and adaptable.

- 5.20 The NPPF notes in paragraph 124 that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development.
- 5.21 The proposed scheme is for the replacement of a detached 4 bedroom residential unit and associated outbuildings with a detached 5 bedroom residential unit . The existing recreational outbuilding and garage are single storey buildings that are of poor-quality design. They do not make a positive contribution to the site or wider Green Belt. This proposal therefore creates an opportunity for a great improvement to the site by raising the standard of design with a new bespoke dwelling.
- 5.22 The new dwelling is contemporary in design and has sought to minimise the impact of the proposed development on the Green Belt by locating the two storey element of the scheme primarily within the non-Green Belt section of the development site. The dwelling proposes a simple linear form with a flat roof, thereby, reducing the height of built form on site. The form of the dwelling has been carefully considered to ensure minimal impact on the site and surrounding area. The proposed dwelling will extend further into the site than the existing dwelling, however, the two storey element will remain in line with the adjacent residential unit with only a single storey rear element extending slightly beyond this. The proposed scheme therefore seeks to respect the open landscape to the south of the site.
- 5.23 It is proposed to finish the dwelling in materials of grey brick with a green roof on lower levels. These materials have been selected to complement the contemporary style of the dwelling and integrate the property into the site and the surrounding area. Precise details of materials can be secured by planning condition.
- 5.24 In summary the proposal is considered to offer a high quality and contemporary dwelling which addresses the constraints and opportunities of the plot and results in an improvement to the appearance of the site whilst ensuring no harm is caused to the surrounding area in terms of its designation as Green Belt.
- 5.25 The design of the proposed dwelling will not have a greater impact upon the character and appearance of the area than the existing building and it will preserve the openness of the Green Belt. The proposal will therefore complies with Policy CS5 of the Core Strategy and Government guidance contained within the NPPF.

Residential amenity

- 5.26 Paragraph 127 of the NPPF states that planning policies and decisions should create places with a high standard of amenity for existing and future users. This is reflected in Policy DM01 of the BDPD

which seeks to ensure adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

- 5.27 The proposed replacement of the existing dwelling and associated outbuildings with a new dwelling and outbuilding would not result in a significantly different situation in terms of daylight, sunlight, privacy and outlook compared to the existing situation. No windows are proposed on the eastern elevation of the new building and the proposed rear roof terrace includes a 1800mm high opaque screen in order to mitigate any potential impacts on the privacy of surrounding residents.
- 5.28 Views over the site already exist from the adjacent property. Existing planting on the eastern boundary and northern corner of the site is proposed to be removed as part of this scheme and new boundary treatments will be secured via condition. Nonetheless, due to the proposed siting of the dwelling, the change in levels and separation from the highway, the proposal would not have any adverse impact on the amenities of the existing dwellings.
- 5.29 The proposed scheme is not anticipated to give rise to an adverse impacts with respect to daylight and sunlight given the proposed reduction in height from the existing building on site.
- 5.30 Overall the proposal would create a good standard of amenity for future occupiers of the proposed dwelling, and would safeguard the amenities of occupiers of the existing neighbouring dwellings in accordance with Policy DM01 of the BDPD, the Residential Design Guidance SPD (2016) and Paragraph 127 of the NPPF.

Highways and parking

- 5.31 Paragraph 108 of the NPPF states that development should ensure appropriate opportunities to promote sustainable transport taking into account the type of development and location, safe and suitable access to the site for all users, and any significant impacts on highway safety cost effectively mitigated to an acceptable degree. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 109).
- 5.32 No changes are proposed to the access point on the northern boundary of the site and no additional access points are proposed. The site is already in use as a residential property and its replacement with a dwelling of a similar size would therefore not result in any increase in traffic movements.
- 5.33 Paragraph 103 of the NPPF states that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes and acknowledges that opportunities to maximise sustainable transport solutions will vary between urban and rural areas.
- 5.34 The nearest bus stop on Barnet Road is situated opposite the site entrance. This provides services to New Barnet, Cockfosters and Hatfield. Barnet town centre and High Barnet underground station can be accessed by bike in under 10 minutes and sufficient cycle parking facilities are provided on site to support this method of transport. Other facilities such as the local swimming pool, church and takeaways can be accessed on foot in less than 10 minutes. As such there is ample access to

surrounding facilities through the use of sustainable transport modes. The proposed scheme is therefore compliant with the requirements of paragraph 103 of the NPPF.

- 5.35 Policy DM17 of the Development Management Policies document states that 2 to 1.5 spaces should be provided per detached or semi-detached unit of four or more units. The proposed scheme includes the provision of a 3 bay integral garage and additional surface parking, therefore, provides parking in excess of requirements set out in local policy.
- 5.36 Overall the proposal for a replacement dwelling would have an acceptable impact on highway safety and convenience and parking provision and would comply with the requirements of local policy and the NPPF.

Ecology and trees

- 5.37 A Preliminary Ecological Appraisal (PEA) has been prepared by Microbee Environmental to support the proposed development. This confirms the existing dwelling (labelled in the PEA as B1) has moderate bat roost potential. On this basis, further surveys have been recommended. At the time of the application submission two further surveys have been completed and a third survey is to follow at the end of July. An updated Ecological Impact Assessment will be submitted during the course of the planning application for the Council's consideration.
- 5.38 No evidence of Great Crested Newts or reptiles were identified during the survey however mitigation measures are included in the PEA due to the site's suitability for these habitats.
- 5.39 Policy DM16 of the Development Management Policies document states that when considering development proposals the council will seek the retention and enhancement, or creation of biodiversity. In this regard, the report makes recommendations for the enhancement of biodiversity on site that will assist in securing biodiversity net gain. The applicant will seek to deliver these enhancements alongside the scheme proposed.
- 5.40 The application is accompanied by an Arboricultural Impact Assessment prepared by TMA Associates which confirms the trees to be retained on site and root protection areas.

6 Summary and Conclusions

6.1 This Planning Statement is submitted in support of an application for full planning permission for:

“Demolition of existing dwelling and recreation building and replacement with two storey dwelling with landscaping and associated works”

6.2 The application site forms the existing residential unit and its curtilage known as Holmside, 145 Barnet Road. The site lies partially within the Green Belt. The house and garden are located outside the Green Belt, however the recreation building, tennis courts and remaining land to the south and west of the site are located within the Green Belt.

6.3 The principle of the proposed development is acceptable within the existing curtilage (in the non-Green Belt area of the site) as is evident from the previously consented scheme (LPA Ref. 16/0373/FUL). Further, the development situated within the Green Belt is able to demonstrate full compliance with exceptions to development in the Green Belt as outlined in paragraph 145 and can also be considered acceptable in principle. It should be noted that the proposals will increase built form in the Green Belt by only 1.7%.

6.4 The other key issues of design, residential amenity, highways and parking, ecology and trees have been addressed within the Planning Statement. Consideration of these issues has demonstrated compliance with the relevant Policies in the Core Strategy and Development Management Policies document, the London Plan and Government guidance contained within the National Planning Policy Framework.

6.5 The development would represent an innovative form of development which would preserve the openness of the Green Belt. The proposal would introduce a bespoke high quality dwelling which would raise the standards of architecture in the area. As such we trust that the Local Planning Authority will find the proposals acceptable and that planning permission will be granted accordingly.