

Planning Statement

Proposal: Demolition of detached dwellinghouse and erection of two semi-detached dwellinghouses. Provision of vehicular access to front to provide two car parking spaces. Provision of refuse, recycling and cycle storage at the front.

Site: 74 Hollickwood Avenue, London N12 0LT

1.0 Application Site and Context

The existing property is a detached two-bedroom single storey dwelling house.

The site is not located within a conservation area.

The application site lies at a significantly lower level than the neighbouring property at No.72.

2.0 Relevant Planning History

Planning permission was granted 19th February 2021 (planning ref: 20/4713/FUL) for: *“Demolition of detached dwellinghouse and erection of two semi-detached dwellinghouses. Provision of new front vehicular access to provide two car parking spaces. Provision of refuse, recycling and cycle storage.”*

Certificate of lawfulness for existing dwelling was approved in February 2012 (planning ref: B/00266/12).

3.0 Proposal

The proposal replaces a 2-bedroom dwelling and provides two 2-bedroom, 4-person, single storey dwellings.

House A will provide 107sqm of floor space and 76sqm of external amenity space.

House B will provide 107sqm of floor space and 98sqm of external amenity space.

The proposal will provide a green sedum roof.

2 car parking spaces (one for each dwelling) will be provided.

Secure storage for 4 cycles will be provided (2 for each dwelling).

Refuse and recycling will be stored at the front.

4.0 Planning Assessment

The main issues for consideration in this case are:

- The impact the proposal would have on the character and appearance of the area
- Impact on neighbouring residential amenity
- The standard of accommodation provided and amenities of future occupiers of the proposed units
- Highways and parking matters
- Refuge and recycling.
- Sustainability and accessibility

5.0 The impact the proposal would have on the character and appearance of the area

The existing building and the attached canopy structure have poor architectural merit.

The proposal would provide two, 2-storey semi-detached contemporary style dwellings.

The proposal would have a flat roof to minimise bulk and mass.

The proposed contemporary high-quality design and the use of high-quality materials would enhance the character and appearance of the locality, especially the introduction of a green roof on the whole building, when compared to the existing dwelling.

The proposal would introduce soft landscaping, where none is currently provided.

6.0 Impact on neighbouring residential amenity

The site is located at a significantly lower level than the rear garden of No.72, therefore, would cause no loss of outlook or sense of enclosure as perceived from the rear garden.

The proposed houses are set back significant distances from neighbouring boundaries to ensure there is no demonstrable harm to neighbouring residential amenity.

The proposed windows which are proposed to be clear glazed would not overlook habitable room windows or neighbouring gardens.

7.0 The standard of accommodation provided and amenities of future occupiers of the proposed units.

The proposed dwellings exceed minimum space standards for new development.

Each house will be provided with generous areas of floor space and private amenity space at the rear.

Each house is dual aspect.

Each house will be provided one car parking space.

8.0 Highway and parking matters

Two car parking spaces are being provided at the front (one for each dwelling).

Secure storage for 4 cycles will be provided (2 for each dwelling).

9.0 Refuse and Recycling Storage

Refuse and recycling bins will be stored at the front.

10.0 Sustainability and accessibility

The proposal would replace a dwelling which is not energy efficient and would not meet energy efficiency building regulation requirements.

The proposed new dwellings will be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 10% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations.

The dwellings will have 100% of its water supply through a water meter.

The dwellings will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day.

The proposed houses would be built to provide residential accommodation satisfying standard M4(2) of the Building Regulations as is required by the London Plan's accessibility standards.

The proposed flat roof would be a green sedum roof.