



PLANNING STATEMENT

**Demolition of the Existing Property and Erection of New
– Build Single Family Dwelling Including Basement**

163 Sunny Gardens Road, London, NW4 1SE

1. Introduction

- 1.1 UPP Architects & Town Planners have been instructed by the applicant, owner of no.163 Sunny Gardens Road, to prepare and submit a full planning application at the site known as 163 Sunny Gardens Road, London, NW4 1SE. This planning statement should be read in conjunction with the accompanying architectural plans.
- 1.2 This application seeks to achieve full planning permission for the demolition of the existing detached dwelling and the erection of a new-build single family dwelling including the excavation of a basement level. The proposed scale and style of the proposed dwelling is similar to recent planning approvals for extensions on the application site.
- 1.3 This document provides details of the proposed scheme and will demonstrate that proposal is in accordance with planning policy and guidance at national, regional and local levels.

2. The Site and Surroundings

- 2.1 The application site is located on the western side of Sunny Gardens Road, in the Hendon area of the London Borough of Barnet. The plot currently consists of a 2-storey detached dwelling house with front hardstanding, a single storey side garage, and rear amenity. The western boundary of the plot is bound by Sunny Hill Park, a large designated open green space. Sunny Gardens Road adjoins the A406 (North Circular), an arterial road just 100m north of the application side.
- 2.2 The surrounding area is predominantly residential in character consisting of single-family dwellings, flat conversions, and purposed built flats. The majority of properties that directly surround the application site are detached or semi-detached, 2 storey, single family dwellings.
- 2.3 Despite the immediate surroundings being residential in character, there are several services and amenities in proximity. Church Road, situated approximately 700m to the south of the application site provides an array of services and conveniences such as grocery shops, a public house, various food and takeaway outlets, and a dry cleaners.



Figure 1 – Photo of Existing Dwelling on Site (Google, 2019)

- 2.4 The Site is located within the London Borough of Barnet. The site is not located within the Green Belt, a Conservation Area or any Area of Outstanding Natural Beauty (AONB). The site is located within Flood Zone One which has a low probability of flooding. The site is not a listed building nor are there any in the immediate surrounding area. The site has a Public Transport Accessibility Level (PTAL) of 0, which is classified as 'worst'.
- 2.5 Figure 2 displayed below provide visual evidence of the application sites planning related designations:

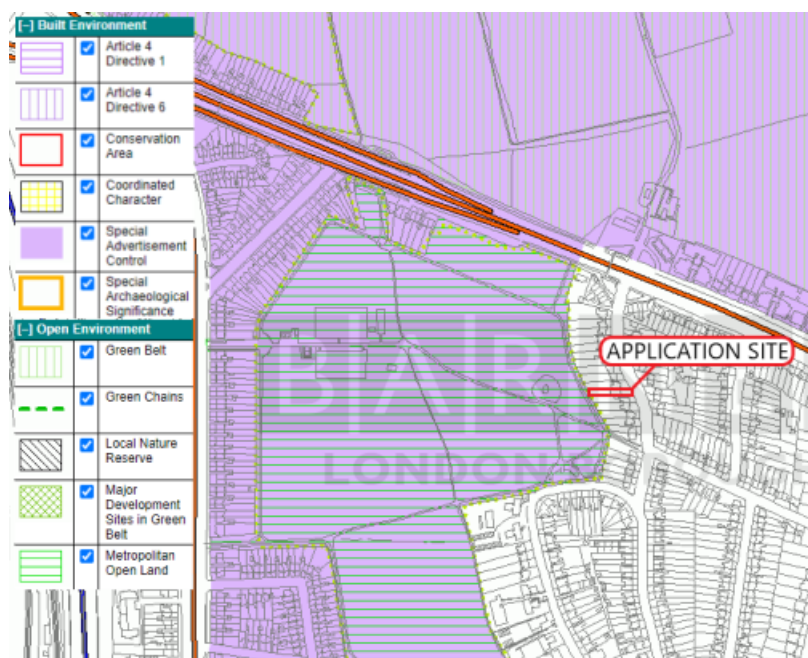


Figure 2: Screenshot from policy map. (Application Site Highlighted)

3. Relevant Planning History

- 3.1 Ref. no: 19/4891/192. Roof extension, including wrap around dormer. Single storey ground floor rear extension. Status: Lawful. Date: October, 2019.
- 3.2 Ref. no: 19/5387/HSE. Part single, part two storey rear and side extension. Status: Approved subject to conditions. Date: December, 2019.
- 3.3 Ref. no: 20/0910/HSE. Part single, part two storey side and rear extension following demolition of existing garage. Loft extension involving side and rear dormer windows. New front porch. Status: Approved subject to conditions. Date: March, 2020.
- 3.4 Ref. no: 20/3282/HSE. Part single, part two storey side and rear extension following demolition of the existing garage. Excavation of a basement level and associated front and rear lightwells. Alterations to front bay windows. Associated alterations and extension to roof including 1no. side and 1no. rear dormer windows. New front porch/canopy (AMENDED PLANS AND DESCRIPTION). Status: Approved subject to conditions. Date: December, 2021.

4. The Proposal

- 4.1 The proposal at this site seeks full planning permission for the erection of a detached 2 storey single family dwelling, including a basement level and additional accommodation in the roof, following demolition of the existing detached property on site. The proposal also includes the provision of an outbuilding at the rear of the subject plot.
- 4.2 The proposed house will provide a new family home for the owners of no. 163 Sunny Gardens Road. This proposal follows the approval of a householder extension scheme (ref. no: 20/3282/HSE) and seeks a similar scale of development.
- 4.3 The proposed ground floor has a central entrance point and consist of a TV room, and open plan Kitchen and informal living/dining area alongside a separate WC and storage space. The proposed basement facilitates a formal dining area and entertainment space, in addition to guest rooms an additional WC and space for any plant. The first floor accommodates the families main sleeping space with the provision of three double sized bedrooms and a family bathroom. The loft floor contains an additional two bedrooms and a separate bathroom space.

5. Planning Policy

- 5.1 The Local Development Framework for the application is as follows:
- The National Planning Policy Framework (NPPF)
 - London Plan (2021)
 - Barnet Local Plan – Core Strategy Policies
 - Barnet Local Plan – Development Management Policies
 - Barnet Local Plan – Sustainable Design and Construction SPD
 - Barnet Local Plan – Residential Design Guidance SPD

National Planning Policy Framework (NPPF)

- 5.2 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

- 5.3 Section 2 of the NPPF focusses on 'Achieving Sustainable Development'. "At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs".
- 5.4 This section adopts a three-strand approach to achieving sustainable development as follows:
- 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.5 Section 11 of the NPPF focusses on 'Making effective use of land' and encourages planning policies and decisions to "promote an 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".
- 5.6 Section 12 of the NPPF focusses on 'Achieving Well Designed Places'. Paragraph 126 within this section confirms that "the creation of high quality, beautiful and sustainable 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".

London Plan (2016)

- 5.7 The London Plan was adopted and published in March 2021. The London Plan is a special development strategy document to provide regional policy and guidance for individual Local Authorities across London.

- 5.8 Policy GG2 – ‘Making the Best Use of Land’. Although this policy relates directly to mixed-use development, part D encourages land owners to “adopt a design-led approach to determine the optimum development capacity of sites”.
- 5.9 Policy D1 – ‘London’s form, character and capacity for growth’. This policy encourages Local Authorities to prepare and use area assessments to define characteristics, qualities and values of different places. Paragraph 3.1.2 highlights the importance of “Understanding the existing character and context of individual areas is essential in determining how different places may best develop in the future”.
- 5.10 Policy D3 – ‘Optimising site capacity through the design-led approach’. “All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site”.
- 5.11 Policy D4 – ‘Delivering Good Design’. “Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan”.
- 5.12 Policy D6 – ‘Housing quality and standards’. This policy outlines several standards that residential development should achieve.

Barnet Local Plan – Core Policies

- 5.13 Policy CS NPPF – Presumption in Favour of Sustainable Development; *“When considering development proposals, we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). We will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Barnet. Planning applications that accord with policies in Barnet’s Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise”.*
- 5.14 Policy CS1 - Barnet’s Place Shaping Strategy; *“Barnet’s place shaping strategy is to concentrate and consolidate housing and economic growth in well located areas that provide opportunities for development, creating a quality environment that will have positive economic impacts on the deprived neighbourhoods that surround them. The key diagram sets out the areas where we expect housing and economic growth”.*

- 5.15 Policy CS4 – Providing Quality Homes and Housing Choice in Barnet; *“We will aim to create successful communities in Barnet by:*
- *Seeking a range of dwelling sizes and types of housing including family and lifetime homes that meets our identified housing priorities and does not undermine suburban character or local distinctiveness*
- 5.16 Policy CS5 – Protecting and Enhancing Barnet’s Character to Create High Quality Places; *“We will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high-quality design. Developments should:*
- *Address the principles, aims and objectives set out in the following national design guidance: By Design, Secured by Design, Safer Places, Inclusive Design, Lifetime Homes and Building for Life*
 - *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”.*

Barnet Development Management Policies (2012)

- 5.17 Policy DM01 – Protecting Barnet’s Character and Amenity; *All development should maximise the opportunity for community diversity, inclusion and cohesion and should contribute to people’s sense of place, safety and security”.*
- A. All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation.*
- B. Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.*
- C. Development proposals should ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest, particularly at street level and avoid blank walls.*
- D. Development proposals should create safe and secure environments and reduce opportunities for crime and minimise the fear of crime.*

E. Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

F. Development proposals for lighting schemes should not have a demonstrably harmful impact on residential amenity or biodiversity.

G. Development proposals should retain outdoor amenity space having regard to its character.

H. Conversion of dwellings into flats in roads characterised by houses will not normally be appropriate.

I. Loss of houses in roads characterised by houses will not normally be appropriate.

J. Development proposals will be required to include hard and soft landscaping that:

- *Is well laid out in terms of access, car parking and landscaping;*
- *Considers the impact of hardstanding on character;*
- *Achieve a suitable visual setting for the building;*
- *Provide an appropriate level of new habitat including tree and shrub planting;*
- *Make a positive contribution to the surrounding area;*
- *Contributes to biodiversity including the retention of existing wildlife habitat and trees;*
- *Adequately protects existing trees and their root systems.*

K. Trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate”.

5.18 Policy DM02 – Development Standards; *“Where appropriate, development will be expected to demonstrate compliance with the following national and London-wide standards supported by the guidance set out in the council’s suite of Supplementary Planning Documents”.*

5.19 Policy DM08 – Ensuring a Variety of Sizes of New Homes to Meeting Housing Need;

“Development should provide where appropriate a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough. Our dwelling size priorities are:

6. Policy Considerations

Principle of Development

- 6.1 The principle of residential development on this site is firmly established by the existing residential dwelling and use on site and the established residential character of the surrounding area. Subsequently, the proposed and continued use of the site for residential purposes will not cause harm to the established residential character of the surrounding area. Therefore, in regards to use, the proposed development complies with Local Plan Policy CS1 which seeks to focus housing development in appropriate areas, CS5 which aims to protect the existing character of established areas in the borough, and DM01 that emphasises the importance of ensuring development proposals are based on a true understanding of existing and local characteristics.
- 6.2 The principle of providing a well sized family home is established due to the existing family home on site and those in the surrounding area. The proposed development will provide enhanced and increased accommodation for a growing family. This provision aligns well with the Local Authorities dwelling size priority to provide more 4 bedroom plus sized housing across the borough as outlined within Local Plan Policy DM08.
- 6.3 The principle of increasing the scale of development on this site is established via a series of house holder extension planning applications that benefit this property. These are listed above within the section 3 of this statement.
- 6.4 Demolition and the principle of demolition is established and considered appropriate as is not deemed that the proposed development can be achieved via the retention of the existing property on site. The principle of demolition is further established via Schedule, Part 11, Class B of the General Permitted Development Order (GPDO). This legislation allows for the demolition of any unlisted building outside a conservation provided the Local Authority give the application Prior Approval or confirm that Prior Approval is not required. Where deemed necessary provision of a demolition and construction management plan can be secured and provided to the Local Authority by way of a pre-commencement planning condition.

Design

- 6.5 In accordance with paragraph 126 of the NPPF, the proposed development seeks the 'creation of a high quality, beautiful and sustainable building', which in turn, will adhere to the aims of the environmental related NPPF objective to protect and enhance the natural and built environment in order to ensure sustainable form of development. This approach to design is supported within Local Planning Policy where Policy CS5 highlights the importance of enhancing 'the borough's high-

quality suburbs and historic areas through the provision of buildings are of the highest quality'. This approach to design and development is reiterated within part A of Local Plan Policy DM01. The proposed development seeks to ensure a positive addition to Sunny Gardens Road, which can be categorised as an attractive residential road with a suburban character. From this perspective, the proposed development will contribute to the residential related sense of place that is established on this section Sunny Gardens Road.

- 6.6 As encouraged within part B of DM01, the proposed development has been designed with an understanding of local characteristics. Sunny Gardens Road, including the existing site, is partially characterised by two storey, detached single family dwelling benefitting from a front hardstanding/garden and rear garden space. The proposed development respects the general pattern of development along this section of Sunny Gardens Road and remains a detached property that sits at 2 storeys in height (not including the proposed basement and habitable roof space).
- 6.7 The proposed dwelling pays reference to the key architectural features found on buildings along Sunny Gardens Road including the use of bay windows, traditional roof form, front porch canopies, traditional brick work, and roof tiles.
- 6.8 The general form and massing of the building respects the general massing applied to properties along Sunny Gardens Road with a single front facing bay projecting forwards of the principle elevation. Furthermore, and in line with residential design guidance, the proposed first floor of the dwelling is set back from the ground floor front and flank (south) elevation.
- 6.9 The rear of the property includes an appropriately scaled and located rear projection, similar to that approved as an extension to the existing dwelling under application ref. no: 20/3282/HSE. This element is situated to avoid impact on neighbouring amenity whilst ensuring an optimum use of the available land in this section of the plot. The general siting of this element respects and contributed to the staggered orientation of the properties along this section of Sunny Gardens Road.
- 6.10 With regard to materials, the proposed development will utilise a high-quality pallet taking reference from the traditional building materials used on properties along Sunny Gardens Road. This will include the use of traditional red brick, stone banding, and slate roof tiles.
- 6.11 The applicant is agreeable to provide full details and samples of materials via planning condition.

Internal Space Standards

- 6.12 The proposed single-family dwelling comfortably exceeds nationally prescribed internal space standards.
- 6.13 All internal spaces, including the kitchen/living/dining areas and bedroom exceed standards set out in London Plan Policy D6 'Housing quality and standards'.

Neighbouring Amenity

- 6.14 As part of any planning application, it is important to ensure development proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure.
- 6.15 The proposed development has been designed to ensure the amenity of neighbouring properties is not negatively impacted. The overall massing of the proposed development is similar to that approved by the Local Authority under application ref.no: 20/3282/HSE. Fenestration has been designed in a similar manner to ensure, as with this previous approval, neighbouring properties at no.161 and 163 do not experience any loss of privacy or increased sense of overbearing.
- 6.16 Any side facing windows, including that benefiting the staircase, will be applied with obscure glazing which can be secured via planning condition.
- 6.17 The application will submit a Demolition and Construction Management Plan for approval by the Local Authority prior to the commencement of any construction to ensure that works are undertaken in a manner that minimises impact on neighbouring properties.

7. Conclusion

- 7.1 It is considered that the proposed development of a high-quality single-family dwelling is supported by the existing residential use of the land and surrounding area. The proposed development will form a positive addition to Sunny Gardens Road. The design has been carefully considered to take reference from the established character of the surrounding area and avoid impacts on neighbouring properties.
- 7.2 Previous approvals for extensions to the original and existing property on site help to establish the principle of the proposed footprint and basement level.
- 7.3 It is therefore considered that the proposal is compliant with national, regional and local policies.