

Design and Access Statement

Proposal: Single storey side and rear extension. Conversion of property to create 2no self-contained flats.

January 2024

2 Deans Way, Edgware HA8 9NL

Site and Surrounding Area

The application site comprises two storey semi-detached dwelling house on the corner of Deans Way and Deans Lane in the Edgware ward of Barnet. The house has historically been extended, along with the adjoining property creating side gables and rear dormers, facilitating loft conversions.

Deans Lane is an A road connecting Edgware with Burnt Oak. The location has a PTAL rating of 2 but has easy access to local busses to local main transport hubs at Burnt Oak and Edgware. The site is also a two-minute walk from the shops and local amenities at Hale Lane roundabout. The surrounding area is identified by semi-detached houses, comprising a mix of single-family dwellings, maisonettes, and some HMO's.

Planning History

The relevant planning history is as follows.

- **W/13334J/06** Conversion of Property to two self-contained flats. - APPROVED
- **19/3989/FUL** - Demolition of building at 2/4 Deans Way and erection of 8no self-contained flats alterations to vehicular and pedestrian access, forecourt and basement parking for 8no cars and basement bicycle storage, refuse and recycling. – Refused and Dismissed at Appeal
- **20/4518/HSE** - Single storey rear extension. Single storey side infill extension – Approved
- **20/4640/FUL** - Demolition of building at 2/4 Deans Way and erection of 8no self-contained flats with revised vehicular and pedestrian access, forecourt and basement parking for 8no cars and basement bicycle storage, refuse and recycling – Refused

The Proposal

The proposal is to build out the single-storey wraparound extension as approved under 20/4518/HSE, and the conversion of the property to create 2no self-contained flats. The ground floor flat will be a 3 bed 5 person family dwelling. The first and second floor will be a duplex 1bed 2person flat.

The Principle of Development

There was an historical permission from 2006 to convert the property into two flats. This was never implemented and has now lapsed.

Furthermore, the most recent application to demolish both properties and create 8no flats was resolved to approve in January 2021 subject to a S106 agreement. A S106 was never completed, and for this reason, the application was eventually refused on 08 Mar 2023. The lack of the S106 was the sole reason for refusal. The principle of the development for the conversion to flats was considered acceptable in the previous applications and is therefore the suitability of flats on character grounds, is established. It should be noted that the 2021 application was under the current policy regime. The proposal also complies with emerging planning policies which also focusses on providing family dwellings. The ground floor flat here will provide a 3b5p family dwelling. The proposal will provide one extra dwelling.

Impact on amenity of adjoining neighbours and surrounding occupiers

The proposed two flats will not result in a noticeable increase of activity over and above the current five bedroom house.

The proposal complies nationally described space standards which requires 85sqm for a 3b5p dwelling, the proposed flat will exceed this slightly at 88.5sqm. For a two storey 1bed2p dwelling, 58sqm is required. The proposal exceeds this at 62sqm.

Access and Amenity Space

The proposal will not change the external look of the house with access to both flats via the front door. There is space for two cars in the front driveway, with one allocated to each flat.

The proposal is to split the garden to provide separate amenity space for each flat. The garden space exceeds the requirements laid out in the Sustainable Design and Construction SPD which requires 5sqm per habitable room. The ground floor flat is 4 habitable rooms so a minimum space of 20sqm is required. The proposed garden will provide 53sqm of space for the ground floor flat. The first floor flat can be counted as three habitable rooms and provides 41sqm of garden space.

Relevant Planning Policy

This proposal has been designed in accordance with the relevant national and local planning policies as detailed below:

NPPF – National Planning Policy Framework (2023)

The NPPF requires Local Planning Authorities to approve development proposals which are in accordance with the local development plan without delay.

The central aim of the NPPF is to promote sustainable development which brings about economic, social and environmental progress and benefits and in doing so ‘meets the needs of the present without compromising the ability of future generations to meet their own needs’.

From this principle, Paragraph 11 sets out the presumption in favour of sustainable development

For decision taking this means:

- ‘Approving development proposals that accord with the development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are 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 proposed⁷; 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

It is considered that the proposed development is in in accordance with the view of sustainable development as a whole and will help to promote the aims of the NPPF and the Local Plan in relation to sustainable development.

Barnet’s Local Plan - Core Strategy (Adopted September 2012)

Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5, DM09

Policy CS1: Barnet’s Place Shaping Strategy - protection, enhancement and consolidated growth

Policy CS4: Providing quality homes and housing choice in Barnet

The core Strategy states that the council 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

Core strategy policy CS4 aims to maximise housing choice by providing a range of sizes and types of accommodation that can meet aspirations and increase access to affordable and decent new homes. Barnet's growing and increasingly diverse population has a range of needs that requires a variety of sizes of accommodation. HMO's are recognised as an important source of low cost, private sector housing for students, those on low incomes and those seeking temporary accommodation.

Policy CS5 Protecting and enhancing Barnet's character to create high quality places

This policy sets out the key principles of inclusive design.

The Core Strategy states that the council will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high-quality design.

Barnet's Local Plan - Development Management Policies (Adopted September 2012)

Relevant Development Management Policies: DM01, DM02, DM08, DM09, DM17.

Policy DM01

In Para 2.8.2 it states that where conversions are acceptable, it should seek to minimise the impact on the external appearance. The dwelling will retain the look of a single family dwellinghouse and the changes are external.

Policy DM02- Development standards

Where appropriate, development will be expected to demonstrate compliance with national and London wide development standards.

Policy DM08- Ensuring a variety of sizes of new homes to meet 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.

Conclusion

This principle for the conversion of the property into 2no flats has previously been approved. The proposal will provide a good quality of accommodation to occupiers and maintains a large family dwelling. The proposal will provide one extra dwelling in a sustainable location. The council recognises that the conversion of larger properties to smaller units can make an important contribution to housing provision as they offer a more efficient use of urban land, particularly close to town centre locations.

The proposal for the conversion of this property into 2no flats contributes to this goal and should therefore be considered acceptable.

We trust that you will find this proposal acceptable and grant approval accordingly. Should you require any further information, please do not hesitate to contact me at anthony@eatownplanning.co.uk or 0330 221 0449.

EA Town Planning LTD