

Planning Statement

Site: 23 Crescent East, Enfield, EN4 0EY

Proposal: Demolition of existing house and erection of a two-storey detached building to provide seven dwellings. Provision of seven car parking spaces.

1.0 Introduction

The application documents include the following:

- Design and Access Statement
- Sustainable Drainage Assessment (SUDs)
- Tree report
- Energy Statement
- Daylight and sunlight report
- Ecology report
- Landscape proposal
- Heritage statement
- Fire strategy
- Transport statement
- Townscape visual impact assessment
- Thermal modelling report
- Design Review Panel report

2.0 Application Site and Location

Refer to Design & Access Statement.

The site is not located within a conservation area but is located adjacent to the Hadley Wood Conservation Area.

The site is located in a low flood risk zone (flood risk zone 1).

3.0 The Planning Proposal

The proposal seeks to demolish the existing detached house and erect a two-storey detached building with accommodation in the roof space to provide seven dwellings (3 x 3-bed, 6 person flats & 4 x 2-bed, 4 person dwellings).

Three of the units will be provided a study.

Each dwelling will be provided private amenity space and access to a large area of communal amenity space at the rear.

Refer to Design & Access Statement for schedule of accommodation.

Six dwellings meet part M4(2) of the building regulations, and one dwelling meets part M4(3) (flat 3 – 2-bed flat).

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

Secure cycle storage for 14 cycles will be provided.

4.0 Planning Policy context

National Planning Policy Framework (NPPF) 2021

Paragraph 10 of the National Planning Policy Framework Document (NPPF) states; *“So sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).”*

Paragraph 11 states; *“Plans and decisions should apply a presumption in favour of sustainable development.”*

Paragraph 60 states: *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*

Paragraph 61 states: *“Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”*

Paragraph 69 states: *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.”*

Paragraph 99 states: *“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”*

Paragraph 111 states: *“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 119 states: *‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions’*

Paragraph 124 states: *“Planning policies and decisions should support development that makes efficient use of land....”*

The London Plan 2021

Policy GG1 – Building Strong and Inclusive Communities

Policy GG2 – Making the Best Use of Land

Policy GG4 – Delivering the Homes Londoners Need

Policy H1 – Increasing Housing Supply. This policy sets new housing delivery targets for all London Boroughs.

Policy H2 – Small Sites. This policy states that small site housing will be the strategic priority to deliver housing. Part A of the policy states that “small sites should play a much greater role in housing delivery...” Part B, 1, recognises that planning decisions should accept that local character evolves over time and will need to change in appropriate locations to accommodate additional housing provision and increases in residential density through small housing developments. The policy also includes a new housing delivery target solely for the number of dwellings approved for applications on small sites.

Policy D1 – London’s Form, Character and Capacity for Growth

Policy D2 – Infrastructure Requirements for Sustainable Densities

Policy D4 – Delivering Good Design

Policy D3 -Optimising site capacity through the design-led approach. This policy seeks design led higher density development in sustainable locations.

Policy D5 – Inclusive Design

Policy D6 – Housing Quality and Standards

Policy D7 - Accessible housing

Policy T5 – Cycling

Policy T6 – Car Parking

LB Enfield Core Strategy (2010)

Policy CP5 of the Enfield Core Strategy (adopted November 2010) seek to ensure that new developments offer a range of housing sizes to meet housing needs.

With regard to the detail of the proposals it is considered that the development complies with Core Policy 30, being of high quality and design led, having careful regard to the context of the site.

LB Enfield Development Management Document (2014)

Policy DMD4, refers to loss of existing residential units, is of relevance. In accordance with this policy the proposals do not result in any net loss of residential floor space. In fact, the proposal would significantly increase residential floorspace.

The proposal is considered to comply with Policy DMD6 in respect of character. The scale and form are appropriate for the setting and the character of the area.

Policy DMD8 seeks to protect neighbouring residential amenity.

As regards Policy DMD9, and amenity space, the proposals incorporate private garden space.

Policy DMD10 refers to distancing between new development and existing buildings

5.0 Relevant Planning History

Pre-application advice has been received from the Council (ref: 22/04197/PREAPP) – please refer to section 4.4 of the Design & Access Statement.

The proposal has been presented to a Design Review Panel – please refer to section 4.4 of the Design & Access Statement and the Design Review Panels report (submitted with the application documents)

6.0 Planning Assessment

The main issues for consideration in this case are:

- Principle of providing flats in this location
- Impact the proposal would have on the character and appearance of the area and the adjacent conservation area
- Impact on the amenities of neighbouring and surrounding occupiers
- The standard of accommodation provided and amenities of future occupiers of the proposed units
- Trees, ecology and landscaping
- Highways matters
- Refuse and recycling provision
- Sustainable urban drainage (SUD's)
- Energy and sustainability statement
- Accessibility

7.0 Principle of providing flats in this location.

Policy CP5 of the Enfield Core Strategy (adopted November 2010) seek to ensure that new developments offer a range of housing sizes to meet housing needs.

The development would provide additional residential units to the Borough's housing stock which would actively contribute towards both the Borough specific and London-wide strategic housing.

The existing property is sited on a large piece of land which is an inefficient use of the space.

The development would provide additional residential units to the Borough's housing stock which would actively contribute towards both the Borough specific and London-wide strategic housing.

The pre-application advice supported the principle of the provision of flats on this site.

8.0 Impact on character and appearance and the adjacent conservation area

Refer to Design & Access Statement, Heritage Statement & Townscape Visual Impact Assessment, submitted as part of the application documents.

9.0 Impact on neighbouring residential occupiers

The daylight and sunlight report demonstrates the proposal would result in no demonstrable impact on the light of neighbouring properties.

The proposal ensures the outlook from neighbouring habitable room windows and rear gardens are protected.

All side windows are proposed to be obscure glazed and fixed shut to ensure the protection of neighbouring privacy.

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

Please also refer to Fire Statement.

The proposal would provide an excellent standard of accommodation, exceeding minimum standards.

Three of the units will be provided a study.

Each dwelling will be provided private amenity space and access to a large area of communal amenity space at the rear.

The daylight and sunlight report demonstrates the proposal would provide adequate light to all habitable rooms.

Each habitable room will be provided adequate outlook.

The thermal modelling report demonstrates the proposal would provide sufficient cross ventilation for all the proposed flats.

Each dwelling will be provided one car parking space and secure cycle storage for two cycles.

11.0 Trees, ecology and landscaping

Refer to Tree Survey Report, Ecology report and proposed landscape plan.

The proposal seeks to retain existing trees and would provide high quality landscaping.

12.0 Highway Issues

Please refer to Transport Statement, submitted as part of the application documents.

The site has a PTAL rating of 1b, but is located within walking distance of Hadley Wood train station (400 metres).

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

Secure cycle storage for 14 cycles (two for each dwelling) will be provided.

The on street car parking survey demonstrates low car parking stress levels (37.5%).

Paragraph 111 of the NPPF (2021) states; *“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.”*

13.0 Refuse & recycling provision

Refuse and recycling will be provided at the front of the site in accordance with the council's requirements.

14.0 Sustainable urban drainage (SUD's)

Refer to SUD's report, submitted as part of the application documents.

15.0 Energy and sustainability statement

Please refer to Energy statement, submitted as part of the application documents.

In summary, the scheme will:

- Reduce energy consumption by targeting improved U-values, airtightness, and low energy lighting, and by installing high efficiency boilers.
- Reduce in total CO2 emissions by a minimum of 68% above Building Regulation requirements.
- The proposal dwellings will have 100% of its water supply through water meters.
- The proposal 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.

16.0 Accessibility

The development would comply with Part M4(2) of the Building Regulations for six units and Part M4(3) for one unit.