

Planning Statement

10 Pickett's Lock Lane,
Enfield, London,
N9 0AY

Summary

The Planning Statement has been prepared to support a Full Planning Application for the proposal of a new-build family dwelling-house adjacent to the host property. The planning statement should be read in conjunction with the accompanying documents.

The Planning Statement deals with the following topics:

- 1.0 Introduction
- 2.0 Site location and description
- 3.0 Planning context
- 4.0 Planning history of the site
- 5.0 Planning consideration
- 6.0 Pre-Application Advice

1. Introduction

- 1.1 Planning approval is requested for the proposal for a new-build dwelling-house that consists of a three-storey and four bedrooms with associated front/rear amenity space. This statement assesses the relevant national and local planning policies and related matters that need to be considered in determining the outcome of the planning application.

2. Site location and description

- 2.1 The application site comprises an area of 682sqm and is situated within a predominantly residential area, characterized by two-storey family homes and flats with access to some local shops.
- 2.2 The site consists of a two-storey semi-detached family home with associated side access, off-street parking a front entrance, and a generously sized rear garden.

3. Planning Policy Context

- 3.1 Prior to submitting the planning application, Enfield Planning service pre-application advice was employed twice as follows:
 1. 23/00517/PREAPP (virtual meeting + written advice with planning officers Eloise Kiernan and Mahboubeh Bahrami-Jovein) – provided on date 27/03/2023
 2. 23/02274/PREAPP (virtual meeting with planning officers Eloise Kiernan and Mahboubeh Bahrami-Jovein) – provided on date 07/09/2023
- 3.2 The overall response for both pre-application advice was generally informative, providing several helpful points, and highlighting relevant planning policies pertinent to the proposals.
- 3.3 The follow-up response was generally supportive and we were encouraged to proceed with the proposals for planning permission.
- 3.4 The National Planning Policy Framework (NPPF, Publish March 2012) and its accompanying Planning Practice Guidance (PPG, 2014) sets out the Government's economic, environmental, and social priorities for England and explains how planning can help to ensure a pattern of development that matches these priorities is achieved, whilst meeting local aspirations.

- 3.5 In particular, local authorities are encouraged to contribute and meet national and local objectives for the need to boost the supply of housing. The London Plan 2021 recognizes the importance of small sites in housing delivery and supports the development of all unit types and sizes. A four-bedroom dwelling at the application site is considered favorable as the proposal has been designed to a high standard. *NPPF Chapter 5, The London Plan 2021 3.3, 3.4, 3.5 and 3.8, The London Plan 2021 H1, H2, H10, Local Plan H1, Supplementary Guidance GLA Housing Supplementary Planning Guidance.*
- 3.6 Enfield's SPD for Householder Design Guide requires all new homes to meet internal space standards and provide adequate external space. The four-bedroom dwelling unit exceeds the minimum room standards for bedroom spaces set out by the GLA Housing Supplementary Planning Guide. The amenity space proposed is generously sized and exceeds minimum requirements. *NPPF Paragraphs 60 & 61, The London Plan 2021 3.7, The London Plan 2021 H12, Local Plan H1, Supplementary Guidance GLA Housing Supplementary Planning Guidance. NPPF Paragraphs Chapter 12, The London Plan 2021 3.5, Local Plan H1 & SP8, Supplementary Guidance GLA Housing Supplementary Planning Guidance.*
- 3.7 The proposal has been designed to merge with its surrounding context by mimicking the host property through the appliance of similar proportions, form, orientation, function and scale. The external facing material consists of finishes to match the existing. The fenestration has also been designed to be similar in terms of scale and arrangement (please refer to the Material Statement for further information). *NPPF Paragraphs Paragraph 127. The London Plan 2021 7.1, 7.2, 7.3, 7.4, 7.5 & 7.6, Local Plan S6, SP1, SP2, SP3 & SP8, Supplementary Guidance GLA Housing Supplementary Planning Guidance.*

- 3.8 The proposal has been designed to merge with its existing context by not only conforming to similar proportions and application of materials but, also with the orientation of the building. The proposal follows the axis of the site and enjoys views of the rear garden from the kitchen/dining and bedrooms on the ground and first floors respectively. There is minimal overlooking onto other rear gardens of the neighboring properties. It is apparent, however, that the neighboring rear [end] gardens perpendicular to the site are deep enough to provide 'breathing' space between the properties and the new dwelling, reducing any adverse effects regarding privacy issues and Loss of Sunlight/overshadowing. *NPPF Chapter 8 The London Plan 2021 7.1, 7.4, 7.6, 7.15, Local Plan SP2, SP3 & SP8.*
- 3.9 Part of the planning policy requirement with most new dwellings is to identify opportunities to encourage occupants to use local means of transportation, that allow people to conveniently travel in a choice of transport modes. Traffic is a major issue in London, with congestion (and charges/tariffs) expected to rise and be imposed in certain locations across London. The London Plan 2021 seeks to ensure a balance is realized to reduce the dependency on cars and excessive car parking provision. Enfield Planning seeks for development to maximize the efficiency and accessibility of the borough's transport network on foot, cycles and public transport. Although the application does not have a good PTAL value, the site is within 15 minutes of walking distance from areas of a high PTAL value of 5 and 6a. The property is also within walking distance of a nearby bus stop along Pickett's Lock Lane. *NPPF Chapter 9, The London Plan 2021 6.9 & 6.13, Local Plan INF2 & SP8.*

- 3.10 The general and recycled waste will be housed in 360l bins in the allocated space at the front, ready for collection through the council's rubbish collection service. The proposal has been designed to comply with the Council's guidelines. *NPPF 8, The London Plan 2021 5.3, 5.17, Local Plan SP8 & INF3, Supplementary Guidance – Waste Management Guidelines for Architects and Property Developers.*
- 3.11 The proposal aims to positively contribute to the local biodiversity by providing new landscaping features and additional planting. The application site is not located within a Flood Zone. *NPPF Paragraphs 155-165, 170, 174-175, The London Plan 2021 5.12, 5.13, 7.14, 7., Local Plan SC3, SC4.*

4. Planning History of the site

- 4.1 A review of the Borough Council's online planning history records has been undertaken. There are no planning applications related to the application site
- 4.2 It is also noted that neighboring adjoining property no. 8 has no planning applications related to their site.

5. Planning Consideration

- 5.1 It is considered that a small development of this nature would provide a small contribution to economic activity in addition to not having adverse effects on the character and appearance of the area.
- 5.2 It is therefore argued that the proposal's benefits would outweigh any negative effects and could be considered sustainable development as defined in paragraph 7 of the NPPF. The proposal would help to contribute to London's housing stock.
- 5.3 The proposal is sensitively designed and would not adversely impact local amenities or the character of the surrounding area.
- 5.4 The visual and daylight impact of a single dwelling would be very limited and would not detrimentally affect neighboring properties. Enfield Planning has acknowledged that there is a demand and requirement for residential and sustainable development.
- 5.5 The proposal would comply with relevant planning policies and would not cause any demonstrable harm in planning terms. Furthermore, we are of the opinion that the proposal would improve the existing site and its surroundings. Accordingly, we request that this proposal be granted planning permission.