
Planning Statement

Land adjacent to 25 Manor Road, London, EN5 2LE

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1. Introduction

- 1.1. This Planning Statement has been prepared by Savills on behalf of the applicant, Noah's Ark Children's Hospice, in support of the submission of a planning application relating to land adjacent to 25 Manor Road, London, EN5 2LE. The application seeks full planning permission for the following development:

"Clearance of existing structures on site and the erection of a two-storey (plus accommodation at roof level) single dwellinghouse (use class C3) with associated parking, landscaping and refuse storage".

- 1.2. The application is submitted following the refusal of an application for development of the site to provide a building comprising of 5 flats. The application was refused by the Council in July 2023 (reference 23/1702/FUL) with it being considered that the proposal would form an over-intensive use of the site would be a disproportionate and dominant building in the streetscene. Following receipt of this decision, the applicant has sought to resolve the Council's reasoning for refusal. This application is now therefore made for a building of a much reduced scale to provide a single dwellinghouse, something which the Council considered would be more appropriate for the context in their previous decision.

- 1.3. This Planning Statement has been prepared following an examination of the site and surroundings, research into the relevant planning history of the site and an examination of adopted and emerging planning policy documents. This Statement provides background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, set out under the following sections:

- **Section 2** outlines the site and its context within the surrounding area;
- **Section 3** discusses the planning history for the site;
- **Section 4** details the proposed development;
- **Section 5** outlines the planning policy framework relevant to the determination of the application;
- **Section 6** discusses the main planning considerations;
- **Section 7** draws conclusions in respect of the proposals.

- 1.4. This Planning Statement has been prepared in conjunction with, and should be read alongside, the following supporting documentation submitted in support of the planning application:

- Completed application forms (via the Planning Portal)
- Completed CIL Additional Information Form (Form 1)
- Completed CIL Charity Relief Form (Form 10)
- Site and Location Plan, prepared by LSI Architects
- Existing and proposed floorplans, elevations and sections (drawn to scale), prepared by LSI Architects
- Design and Access Statement, prepared by LSI Architects
- Daylight and Sunlight Assessment, prepared by Herrington Consulting
- Flood Risk and Sustainable Drainage Strategy, prepared by Herrington Consulting.

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- 1.5. This documentation is discussed and referenced where appropriate throughout this Statement and should be read in conjunction with this report.

- 1.6. The proposals seek to make effective use of under-developed land adjacent to an existing building and seeks to infill an area which is an oddity along the street. The proposals have been developed with careful consideration of the existing site constraints and opportunities, and follows a detailed contextual analysis of the area. The resultant building is one which is of high-quality architecture and is one which represents sustainable development, in line with the National Planning Policy Framework (NPPF), and is one which will deliver a number of planning benefits (which are discussed and set out within this Statement) and should be weighed in favour of the proposals.

2. Site & Surroundings

- 2.1. The application site comprises of land adjacent to 25 Manor Road, London, EN5 2LE located within the administrative boundary of the London Borough of Barnet and specifically within the Underhill ward.
- 2.2. The site is located on the western side of Manor Road which runs north to south from Wood Street to Mays Lane respectively. The site is bound by existing residential properties fronting Manor Road to the north and south, whilst properties fronting Cedar Lawn Avenue bound the site to the west. Manor Road itself fronts the site to the east.

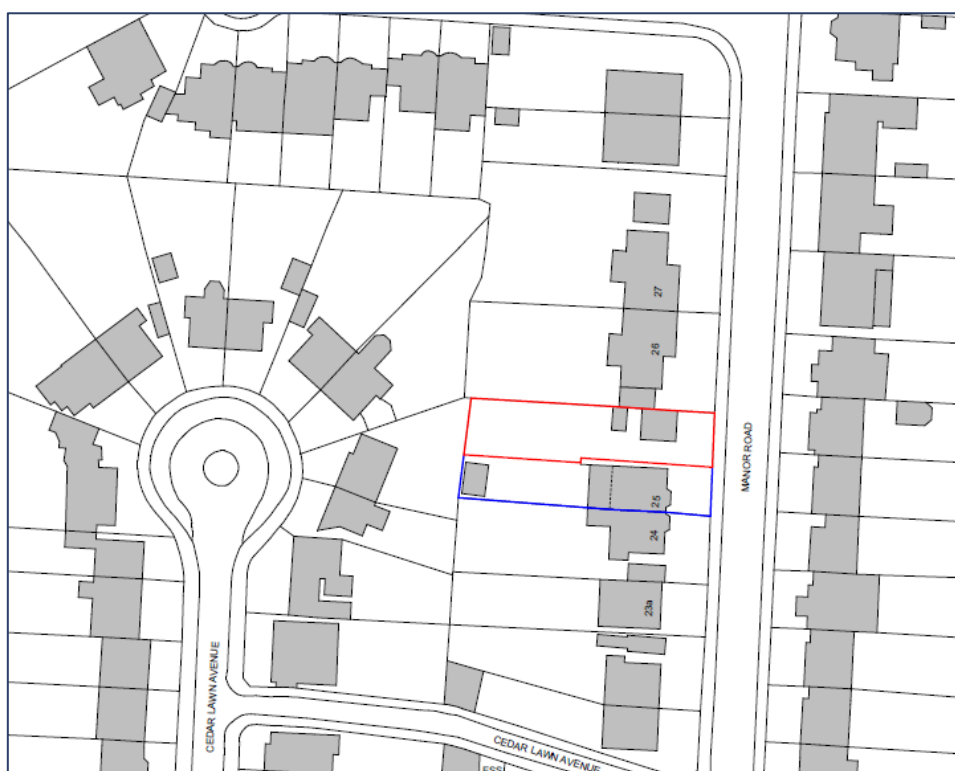


Figure 1- Site Location Plan

- 2.3. The site currently comprises of a large single detached garage which is currently linked to the use of 25 Manor Road which is in lawful use as a single dwellinghouse. Access is provided by a dropped kerb from Manor Road.

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Figure 2- Image of the existing site from Manor Road

- 2.4. The surrounding land use context is predominantly residential in character. The built form context is varied with no established architectural composition. Buildings typically range between 2 and 3 storeys in height and comprise of traditional detached and semi-detached dwellinghouses, interspersed with properties of a more contemporary design, as well as utilitarian flatted blocks further to the north of the site.
- 2.5. No buildings on site are statutorily or locally listed, nor is the site located within a Conservation Area. The properties to the north of the site, 26 and 27 Manor Road, are locally listed. This property comprises of a two storey building with a grey rendered front façade and a grey slate tile roof. Images of this neighbouring property are shown below.



Figure 3- Street view image of 27 Manor Road (with 26 Manor Road in the distance) looking south

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Figure 4- Street view image of 26 Manor Road looking north

- 2.6. The site has no relevant planning designations.
- 2.7. The site is located approximately 0.5 miles south-west of Barnet town centre which provides access to local services, as well as London Underground connections from High Barnet station. Local bus services operate within the vicinity of the site and can be accessed most locally from stops on Manor Road itself. The site has a Public Transport Access Level (PTAL) of 2.

3. Planning History

Application site

- 3.1. According to the Council's online planning register the application site has been subject to only one planning application of relevance, that being an application for the construction of a new building on the site to provide 5no. flats (reference 23/1702/FUL). This application was refused by the Council on 4th July 2023 for the following reasons:
- 1. The proposed development to provide five self-contained flats would introduce a use that is incongruous to the established character of this section of Manor Road which is characterised solely by family dwelling houses and amounts to an over-intensive use of the site to the detriment of the character and appearance of the locality. The proposal also fails to provide a suitable mix of housing, in particular a lack of priority family housing for which there is a known demand. The proposed development would therefore be contrary to Policies CS NPPF, CS1 and CS5 of Barnet's Adopted Core Strategy (2012), Policy DM01 and DM08 of the Adopted Development Management Policies DPD (2012); the Adopted Residential Design Guidance SPD (2016).*
 - 2. The proposed development, by reason of its excessive footprint, depth, size, bulk, massing, siting and design including sizeable front and rear dormer windows, would be a disproportionate, overly dominant and incongruous form of development that would fail to respect the spatial pattern of development and amount to overdevelopment of the site detrimental to the character and appearance of the host site, neighbouring properties, streetscene and locality, contrary to Policy D3 of the London Plan (2021), Policies CS1 and CS5 of the LB Barnet Local Plan (Core Strategy) DPD (2012), Policy DM01 of the LB Barnet Local Plan (Development Management Policies) DPD (2012) and the Residential Design Guidance SPD (2016).*
 - 3. The proposed development to provide five flats of up to ten occupants would create an over-intensive use of the site which would harmfully increase noise, disturbance and disruption to neighbouring residents through comings and goings and associated general activity, resulting in an adverse effect on residential amenity. In addition, the rooftop terrace would result in undue perceived overlooking detrimental to the amenities of neighbouring occupiers. The proposal is therefore contrary to policy CS5 of the Local Plan Core Strategy (Adopted September 2012), Policy DM01 of the Local Plan Development Management Policies DPD (2012), Residential Design Guide SPD (Adopted October 2016) and Sustainable Design and Construction SPD (2016).*
 - 4. The proposed development would fail to provide an adequate quality of accommodation in terms of minimum internal space standard for flat 5, inadequate floor to ceiling heights and in-built storage for flats 1-4, lack of outdoor amenity space for flats 2-5, inappropriate stacking between all units, poor outlook and daylight in particular for flat 2, which both individually and cumulatively results in a considerable sub-standard and poor quality of accommodation for future occupiers, contrary to policy D6 of the London Plan (2021), CS5 of Barnet's Local Plan (Development Management Policies) DPD (September 2012), Adopted Residential Design Guidance SPD (2016) and the Sustainable Design and Construction SPD (2016).*

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- 3.2. A planning appeal has subsequently been lodged against the Council's decision in respect of this application and is currently awaiting determination.
- 3.3. Since receipt of the Council's decision in respect of this application and notwithstanding the planning appeal submission, the applicant has sought to address the Council's reasoning for refusal within this revised application which is the subject of this Planning Statement. The proposal is now for a single dwellinghouse only and the building footprint, depth and size have all been reduced. The proposal ensures a high-quality living environment for future occupiers.
- 3.4. The revised proposal is therefore considered to fully overcome the Council's previous concerns in respect of the development of the site and should be an acceptable form of development for which planning permission should be granted.
- 3.5. As part of their determination of this application, the Council raised "*no in-principle objection to the demolition of the garage and a replacement building*". This principle is considered to remain acceptable.

Other relevant planning history

- 3.6. In addition to the site's planning history as noted above, the property at number 25 Manor Road has been subject to two recent applications relating to works being undertaken via the utilisation of permitted development rights. These applications are detailed below:

Application reference	Description of development	Decision and date
22/2805/PNH	Proposed rear extensions measuring 4m in depth, 2.95m in height and eaves height of 2.80m	Prior approval not required 24 th May 2022
22/2760/192	Roof extension involving hip to gable, rear dormer window	Certificate of Lawful Proposed Development granted 13 th July 2022

4. Proposals

- 4.1. The planning application to which this Statement relates seeks full planning permission for the clearance of all existing structures on the site (namely the existing garage structure) and the erection of a new two-storey single dwellinghouse, with accommodation provided at roof level.
- 4.2. At ground floor, the dwellinghouse provides a large living space at the front of the property, with a kitchen/living/dining space provided to the rear. The property will benefit from a large rear patio and garden area at this level, whilst a single dedicated parking space and front garden area is provided to the front of the building. Adequate refuse storage is to be provided within a purpose built store at the front of the property. The main access door to the property is to be provided centrally alongside a bay window element, whilst secondary access to the rear of the property is provided by a side access way adjacent to a similar access way to the neighbouring number 25 Manor Road (from which it will be separated by a fence line).

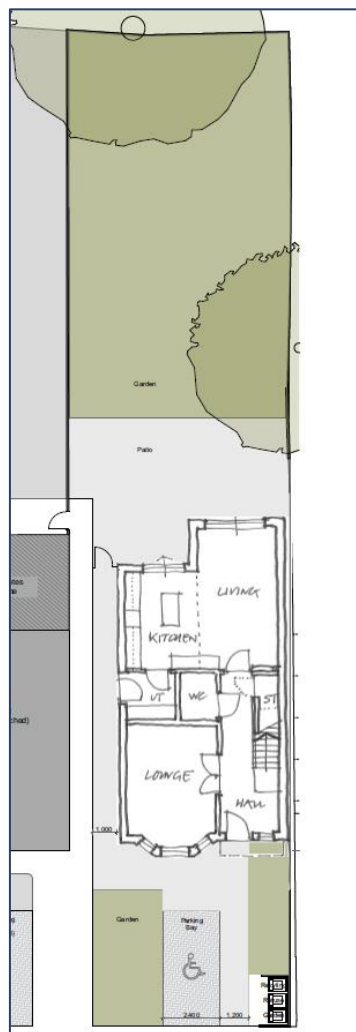


Figure 5- Proposed ground floor level

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- 4.3. A total of 3no. bedrooms will be provided at first floor level of the building, whilst a master bedroom will be provided at second floor/roof level of the building, with dormer windows providing access to natural daylight and sunlight to this space. A total of 3 out of the 4 bedrooms will be double rooms with en-suites, whilst bedroom 4 will be a single bedroom. A family bathroom is also provided at first floor level.

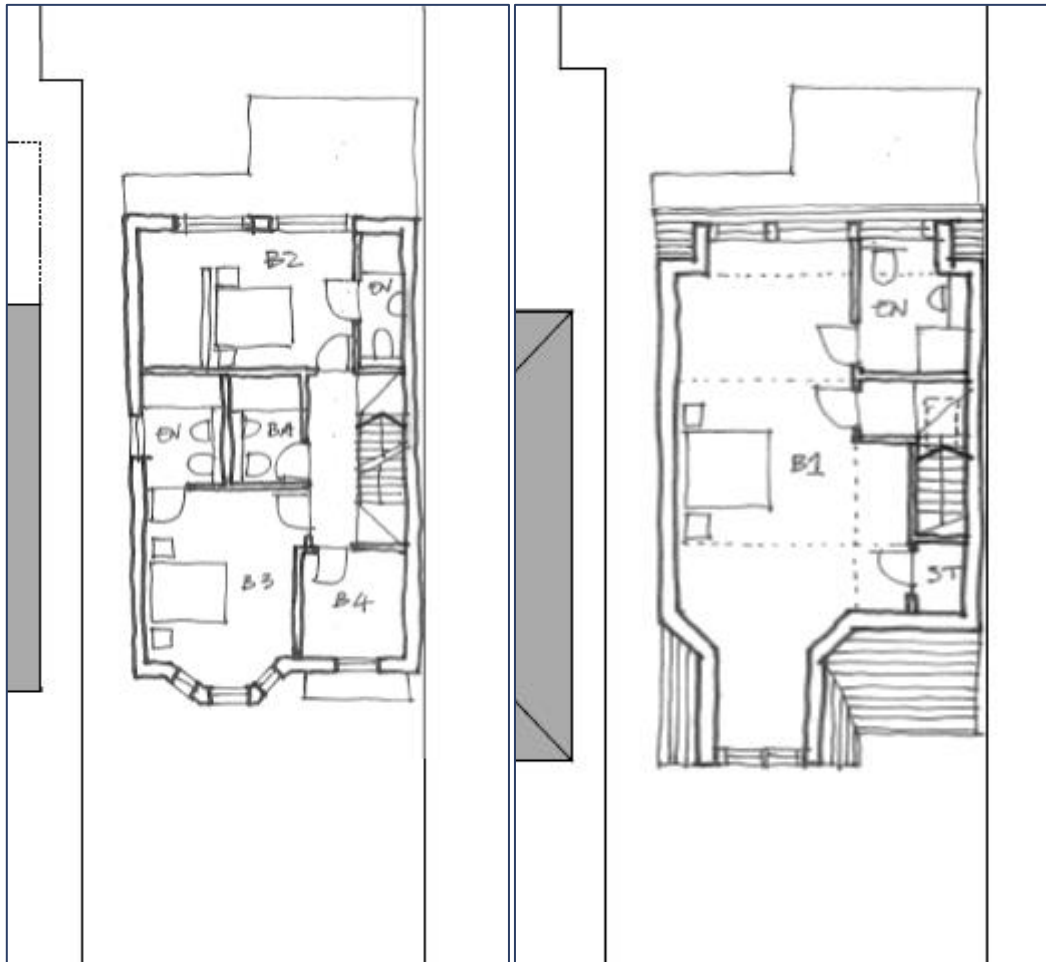


Figure 6- Proposed first (left) and second/roof (right) floor level plans

- 4.4. The proposed dwellinghouse will comprise of a total of 205sqm (GIA) and will benefit from an east/west dual aspect ensuring access to morning and evening sunlight, as well as ensuring cross-ventilation.
- 4.5. The proposed building is to be constructed predominantly of brick, with a slate tile pitched roof, featuring the aforementioned dormer windows. Protruding bay window elements taking cues from neighbouring properties are provided to the front façade of the building.

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Figure 7- Proposed front elevation in context

- 4.6. The proposed building has been designed to sit within the front building lines set by neighbouring properties, whilst the height of the building will match that at number 25 Manor Road.

5. Planning Policy Context

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 (as amended) set out the requirement for all planning applications to be determined in accordance with the adopted development for an area, unless any material considerations indicate otherwise. This legal requirement is reiterated in the introduction to the National Planning Policy Framework (NPPF).

National Planning Policy Framework (NPPF) (December 2023)

- 5.2. The National Planning Policy Framework (NPPF) does not form part of the adopted development plan however is an important material consideration in the determination of all planning applications, setting out the Government's planning policies. The revised NPPF was published in December 2023 and maintains the presumption in favour of sustainable development (paragraph 11) which is defined at paragraph 8 as incorporating economic, social and environmental objectives.
- 5.3. Paragraph 123 states that planning policies and decisions should 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.
- 5.4. Paragraph 124 states that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively, for example building on service yards, car parks and lock ups. The paragraph also states that substantial weight should be given to using suitable brownfield land within settlements for homes and other identified needs.
- 5.5. Paragraph 128 states that planning policies and decisions should support development that makes efficient use of land, considering the identified need for different types of housing and other forms of development.

Adopted Development Plan

- 5.6. In this case, the adopted development plan for the London Borough of Barnet comprises of the following documents:
- London Borough of Barnet Core Strategy (September 2012)
 - London Borough of Barnet Development Management Policies (September 2012)
 - London Plan (March 2021)
- 5.7. The London Borough of Barnet Core Strategy sets out the Council's vision and objectives for the Borough, outlining strategic policies to deliver these. The Council's Development Management Policies support the strategic policies within the Core Strategy by providing a detailed policy framework for decision making on planning applications.

- 5.8. The London Plan is prepared by the Mayor of London and provides the Spatial Development Strategy for Greater London as a whole. The document has a strategic focus.

Emerging Planning Policy

- 5.9. The Council are currently in the process of undertaking a review of the policies within its adopted development plan.
- 5.10. Examination in Public of the emerging Local Plan document commenced in September 2022 and concluded in November 2022. Following the conclusion of the hearings, the appointed Planning Inspectors wrote to the Council in August 2023 setting out their interim findings and requested a series of main modifications to the Plan.
- 5.11. It is understood that the Council are currently in the process of progressing the Main Modifications to the Plan.
- 5.12. Paragraph 48 of the NPPF sets out that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation; the extent to which there are unresolved objections; and the degree of consistency with the Framework as a whole. At this stage, taking account of this paragraph and the stage of plan preparation, the emerging plan is considered to hold limited weight in the determination of planning applications. Notwithstanding this, the relevant policies within the emerging plan are referenced where appropriate in assessment of the proposals.

Other Material Considerations

- 5.13. In addition to the adopted development plan, the emerging local plan and the NPPF, the following documents are important material considerations in this case:
- Residential Design Guidance SPD (October 2016)
 - Sustainable Design and Construction SPD (October 2016)
- 5.14. These documents will be referenced where appropriate within the following sections of this report.

6. Planning Considerations

6.1. The following section of this report provides detailed consideration of the proposals, taking account of planning policy framework, as set out in previous sections of this statement. The main planning considerations for the development, and those which will be assessed in the following section of this report are considered to be as follows:

1. **Principle of development**
2. **Design**
3. **Neighbouring amenity**
4. **Standard of accommodation**
5. **Transport and highways**

6.2. Each of these matters are discussed in turn as follows.

1. **Principle of development**

6.3. The application site currently comprises of a large, detached garage set between two existing properties and is associated with the use of 25 Manor Road as a single residential dwellinghouse. The current use of the site does not make optimal use of the land and the applicant has identified opportunity to utilise the land in a more effective way which can assist in delivering much needed housing supply in a sustainable manner.

6.4. The general thrust of national, regional and local planning policy is to secure sustainable patterns of development and regeneration through the efficient re-use of land and through the concentration of development in accessible locations. This is encapsulated within the presumption in favour of sustainable development set out within the NPPF which states that proposals which accord with an up-to-date development plan should be approved without delay.

6.5. The NPPF recognises the overwhelming need to deliver more homes and states at paragraph 124 that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially where this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

6.6. There is a clear and identified need to deliver new homes across the country, but particularly in London. Policy H1 of the London Plan outlines that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites. Table 4.1 of the London Plan (which is linked to policy H1) sets out a 10-year housing target of 23,640 new homes in the London Borough of Barnet over this period to 2029.

- 6.7. Policy H1 goes on to outline examples of sites which should be targeted with capacity to deliver new homes. These include, inter alia, sites with existing or planned public transport access levels of 3 or above, or which are located within 800m distance of a station or town centre boundary; housing intensification on other low-density sites in commercial, leisure and infrastructure uses; and on small sites.
- 6.8. Policy H2 of the London Plan relates specifically to small sites and states that boroughs should pro-actively support well-designed new homes on small sites (defined as those below 0.25 hectares in size) through both planning decisions and plan-making in order to significantly increase the contribution of small sites to meeting London's housing needs. Table 4.2 of the Plan (linked to policy H2) sets out that some 4,340 new homes should be delivered on small sites in the London Borough of Barnet over the 10-year period to 2029.
- 6.9. The supporting text of policy H2 states that incremental intensification of small sites can take a number of forms, such as: new build, infill development, residential conversions, redevelopment or extension of existing buildings including non-residential buildings and residential garages, where this results in net additional housing provision. The supporting text goes on to state that developments of this kind should generally be supported where they provide additional housing to meet London's needs.
- 6.10. Policy CS1 of Barnet's Core Strategy outlines the aim to concentrate and consolidate housing and economic growth in well located areas that provide opportunities for development. Policy CS3 sets out the Council's aim to meet Barnet's growing housing need.
- 6.11. The application site is located within an established residential area and is therefore somewhere in which development of the kind proposed should be promoted. It is somewhere which is well-connected by public transport and is within walking distance of Barnet town centre. The principle of the demolition of the existing garage to allow for the utilisation and optimisation of the site for residential development is something which is specifically identified as a type of development which should be promoted within the supporting text to policy H2 of the London Plan.
- 6.12. The principle of providing a new dwellinghouse on this under-utilised piece of land is something which is strongly promoted by policies set out within the NPPF, London Plan and Local Plan. The development seeks to provide exactly the form of development which is promoted within these policies through a well-designed building in a sustainable location.
- 6.13. In light of this, the principle of the proposed development is something which should be strongly supported by the Council in this instance. It should be noted that as part of their determination of the recent application related to the site (reference 23/1702/FUL) it was noted within the officer report associated with the decision that the Council would raise "*no in-principle objection to the demolition of the garage and a replacement building*". There are not considered to be any changes to planning policy or any other material considerations which would change this conclusion.
- 6.14. In respect of the need for the type and form of housing required, policy DM08 of the Local Plan sets out a priority for homes with 4 bedrooms as being the highest priority in the borough. This is something which was highlighted by the Council within their delegated report associated with the previous decision made at the site.

- 6.15. In direct response to the Council's previous concerns in respect of the dwelling size and in line with the priority requirements set out within policy DM08, the proposals seek to provide a single dwellinghouse comprised of 4 bedrooms. The type and form of the proposed dwelling should therefore be considered acceptable in principle. Specific requirements in relation to the quality of the unit are discussed in further detail below.
- 6.16. Overall, taking account of the above and the compliance of the development with planning policy in this respect, the proposed development should be supportable in principle.

2. Design

- 6.17. Policy CS5 of the Core Strategy seeks to ensure that development in Barnet respects local context and its distinctive local character by creating places and buildings of high-quality design. Policy DM01 of the Development Management Policies DPD states that 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.
- 6.18. The Council's Residential Design Guide SPD states that new development should recognise the scale, massing and roof form of surrounding buildings and reflect these where they are a positive attribute to the areas character. New development should complement or improve the character of the area through, inter alia, its appearance, layout, integration with surrounding land, building lines and setbacks.
- 6.19. The NPPF outlines a requirement for development to make effective use of land. Paragraph 125 of the NPPF specifically states that developments which do not make effective use of land should be refused. Paragraph 128 states that development makes efficient use of land should be supported and that account must be taken of the need to promote regeneration and change to an areas character.
- 6.20. London Plan policy D3 also outlines the need for development to make the best use of land by following the design-led approach that optimises the capacity of sites, ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a sites context and capacity for growth.
- 6.21. The development seeks to optimise the site and make efficient use of currently under-utilised land to deliver a new family dwellinghouse in a sustainable location, in accordance with paragraph 120 of the NPPF and London Plan policy H2. Paragraph 124 specifically states that planning decisions should promote and support the development of under-utilised land and buildings, especially where land supply is constrained and available sites could be used more effectively.
- 6.22. The proposals are of a high-quality and sensitive design which has been developed to respect and reflect neighbouring development form and the wider character of the area. The building line has been designed to work within that set by the neighbouring properties as has the building height.

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6.23. In addition, the building design has taken cues from surrounding existing buildings, including the inclusion of bay windows on the front façade of the building (which are commonplace and are visible at the neighbouring 25 and 24 Manor Road pair) as well as a roof level single dormer window. The pitched roof form has been designed to mirror that of its immediate neighbour.



Figure 8- Proposed street elevation in context

6.24. To the rear, the proposed building includes a larger dormer window at roof level which again mirrors that which has been determined to be lawful development under permitted development rights at the neighbouring number 25 Manor Road, whilst also mirroring the form and design of other dormer windows which are commonplace on properties along the street.



Figure 9- Proposed rear elevation

- 6.25. The proposed materiality of the building has also been chosen taken account of the predominant character and building materials in the vicinity of the site, through the choice of brick and slate roof.
- 6.26. The proposed massing largely mirrors that of neighbouring properties and has been designed to ensure that neighbouring amenity is preserved, as discussed later within this statement.
- 6.27. Overall, the proposed development is considered to be appropriate for the site and will allow for the optimisation and effective use of the land to deliver new homes. It will infill a gap which is currently an anomaly in the streetscape and one which is a detracting feature of the streetscene.



Figure 10- Existing site in context

- 6.28. The design has been developed following a detailed analysis of the surrounding context and built form to ensure the successful integration of the new building within the streetscene. The proposal is of high quality architectural design and will preserve and enhance the streetscape, contributing towards an attractive streetscene and improving upon the existing situation.
- 6.29. The proposals are considered to be in fully conformity with policy CS5 of the Core Strategy and policy DM01 of the Development Management Policies, as well as the relevant paragraphs of the NPPF. Ultimately, the proposals seek to sensitively optimise the currently under-utilised site in a well-connected, sustainable location to deliver a new family dwellinghouse, something which should be supported in line with the NPPF.

3. Neighbouring Amenity

- 6.30. Policy DM01 of the Council's Development Management Policies requires development to be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

- 6.31. The Council's Residential Design Guidance SPD states that all developments should be designed to ensure the provision of sufficient privacy, should have sufficient distance between properties facing windows to habitable rooms and ensure that they do not reduce the amenity value of neighbouring occupiers.

Privacy

- 6.32. The proposed building has been designed to infill a gap between two existing residential properties either side and will largely mirror the built footprint of that which is existing at these neighbouring properties and along the street.
- 6.33. The form of development means that its interrelationship with neighbouring properties will be largely identical to that which is existing along the street and is typical in the wider surrounding context.
- 6.34. Whilst it is acknowledged that there will be some oblique views into the rear gardens of neighbouring properties from upper floor windows, this is not atypical of existing relationships between properties in the surrounding area. It is not considered that this would be in any way harmful to the amenities of neighbouring properties.
- 6.35. The closest neighbouring properties with a direct window to window relationship with the new properties are some 35m from the rear of the proposed building and the relationship between these properties is further separated by dense foliage at the rear of gardens. Given this significant distance and foliage coverage, the development will not bring rise to any harmful overlooking to neighbouring properties to the rear. Indeed, the relationship between the property and properties fronting Cedar Lawn Avenue will be identical to that which is existing and established with other properties along the street.
- 6.36. No side elevation windows are proposed to the north elevation of the property directly adjacent to number 26 Manor Road. To the south elevation, a single obscure glazed window servicing a proposed en-suite bathroom is proposed at first floor level. A side access door is proposed at ground floor level sited below the garden fence line. These elements of the design will ensure no overlooking or privacy issues to 25 Manor Road.
- 6.37. It should be noted that whilst 25 Manor Road does feature some existing first floor level windows on its side elevation, these similarly serve bathrooms and staircases and are obscure glazed facing the site. The use of obscure glazing on each side of the boundary ensures that no mutual overlooking will be possible.
- 6.38. Overall, the development has been designed to ensure that there would be no opportunity for overlooking, or any potential loss of privacy in neighbouring properties and would sit comfortably within the streetscape. The relationship between the new build property and neighbouring properties would be no different to the inter-relationship between properties which is commonplace along Manor Road and in the wider vicinity of the site.

Outlook

- 6.39. In the same manner as the above, due to the siting of the proposed development, that being one which infills a gap between two properties along the street, and due to the fact that the building will largely mirror the building lines at the front and rear set by these neighbouring properties, the development would not bring rise to any impact on outlook from neighbouring properties.

Daylight and sunlight

- 6.40. The application is supported by a Daylight and Sunlight Assessment, prepared by Herrington Consulting, which has assessed the impact of the development on neighbouring properties from this perspective. This assessment demonstrates that the development will not bring rise to any impact contrary to BRE guidelines for both daylight and sunlight.
- 6.41. The assessment has also taken account of the works which were deemed to be lawful under permitted development rights at the neighbouring 25 Manor Road. This assessment similarly shows that the development will bring rise to no materially harmful impact.
- 6.42. Taking account of these results, it is clear that the development will not bring rise to any noticeable daylight and sunlight impacts to neighbouring properties.

Noise and disturbance

- 6.43. The proposals seek to utilise the site to provide residential accommodation in an established residential area and the use of the site for a single family dwellinghouse is not one which would bring rise to any materially harmful increase in noise and disturbance.
- 6.44. Parking on the site is limited and the overall trip generating capability of the site is very low. The development will not bring rise to a significant increase in vehicular trips to and from the site that could lead to noise and disturbance.

Summary

- 6.45. In summary, the proposals have been designed and sited to ensure that neighbouring amenity is protected and, taking account of the above, it has been demonstrated that the proposals will bring rise to no harmful impact. The development is therefore in full accordance with policy DM01 of the Development Management Policies and the Residential Design Guidance SPD.

4. Standard of Accommodation

- 6.46. Policy DM02 of the Development Management Policies of the Local Plan requires development to meet relevant standards on housing quality, including internal and external space standards. The Council's Residential Design Guidance SPD states that all new development should follow the Mayor's minimum space standards for new homes and ensure that new units have sufficient, functional and accessible high-quality and useable external amenity space.
- 6.47. London Plan policy D6 states that housing development should be of a high quality, should provide functional layouts and outlines that qualitative aspects of a development are key to ensuring successful and sustainable housing.

Internal space

- 6.48. The proposed dwelling is proposed with 4 bedrooms, of which 3 will be double bedrooms. The property will therefore have a maximum occupancy of 7 people.
- 6.49. The Nationally Described Space Standards (NDSS) (which are required to be complied with by policy DM02 of the Development Management Policies, the Council's Residential Design Guide SPD and London Plan policy D6) set out that such homes which are arranged over 3-storeys of habitable accommodation should provide a minimum of 121sqm of gross internal area. The proposed dwelling will provide a total of 195sqm of internal space, thus in compliance with this policy requirement.

External amenity space

- 6.50. London Plan policy D6 sets out that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings, with an extra 1sqm provided for each additional occupant. Compliance with this policy would generate a requirement of 10sqm of external amenity space in this case.
- 6.51. The Council's Sustainable Design and Construction SPD sets out that for houses, external amenity space should be provided in the form of individual rear gardens. The SPD goes on to set out space requirements for outdoor amenity space for new homes based on the number of habitable rooms provided within the property. In this case, the proposed dwelling comprises of 6 habitable rooms thus generating an external amenity space provision requirement of 70sqm.
- 6.52. The proposed dwelling will benefit from a large rear garden providing external amenity space well in excess of the 70sqm requirement. In addition to this space, the property will also benefit from a front garden area.
- 6.53. The proposed garden area comprises of a large, grassed area, as well as patio area closer to the property itself providing space for external seating and dwelling. The garden area is of a high quality and will be highly beneficial to occupiers of the new dwellinghouse.

Living environment

- 6.54. The dwellinghouse will benefit from good levels of access to natural daylight and sunlight and will have a dual aspect in an east/west direction.
- 6.55. Outlook will be available over the front of the property and the large rear garden area and all habitable spaces will benefit from good access to such outlook.
- 6.56. The proposed dwelling has been designed with a conventional layout and one which is functional to the use. A large reception/lounge space is provided at the front of the property, located adjacent to an entrance and hall which leads to an open plan kitchen and living area which opens out to the rear garden. A utility, store and accessible toilet are accessed off the hallway area, with stairs leading to the first floor bedrooms and family bathroom, two of which are provided with en-suite and dressing areas. A large master bedroom with en-suite and storage area is provided at second floor level.
- 6.57. Overall, the proposed residential accommodation is considered to be of a high-standard and will deliver a new dwellinghouse of excellent quality to the benefit of future occupiers. The proposals is considered to be suitable for the site and is in full accordance with the policy requirements set out at policy DM02 of the Development Management Policies, policy D6 of the London Plan, as well as the Council's Residential Design Guidance and Sustainable Design and Construction SPD's.

5. Transport and highways

- 6.58. Policy DM17 of the Development Management Policies relates to travel impacts and outlines the Council's parking standards for both car and cycle parking. The key transport considerations for the site are discussed in turn below.
- 6.59. Given the scale of development, a transport assessment is not considered necessary in this case. Indeed, policy DM17 sets out that such assessment is only required where the proposed development is anticipated to have significant transport implications. This is not considered to be the case in this case. Notwithstanding this, a transport assessment was carried out as part of the submission of the previous application under reference 23/1702/FUL. As part of their determination of this application, the Council did not raise concern over the conclusions of this assessment and the findings within it are considered to remain applicable in some instances to the current submission. This is discussed where relevant below.

Car Parking

- 6.60. The proposals allow for the parking of vehicles off-street at the front of the property, with suitable space available to allow for the parking of one accessible vehicle.
- 6.61. In respect of car parking, policy DM17 states that in the case of residential development, the Council will apply maximum standards. For detached and semi-detached houses, this maximum standard is 2 to 1.5 spaces per unit. The proposed provision of one space is therefore in line with this policy maximum whilst also ensuring that the demands of occupiers can be accommodated on site.

- 6.62. As part of the previous submission, a parking stress survey was undertaken in the vicinity of the site. This assessment was carried out in March 2023, therefore is less than one year old. The results of this survey are therefore considered to remain relevant to this application.
- 6.63. The parking stress survey showed that existing on-street parking demand is around 65% of the total number of spaces available. Whilst the car parking provision on site is considered to be sufficient to meet the demands generated by the development, as well as being in compliance with planning policy, if the development were to generate additional car parking demand, this could easily be accommodated on-street without increasing the parking stress levels to unacceptable levels.

Cycle Parking

- 6.64. In respect of cycle parking, policy DM17 outlines the requirement for provision to be made in accordance with the London Plan.
- 6.65. Applying the London Plan standards for cycle parking (as set out in policy T5) to the development proposals would generate a cycle parking requirement of two spaces. This capacity can be more than capably be accommodated within the site in accordance with this requirement.

Delivery and servicing

- 6.66. A dedicated refuse store has been indicated on the proposed plans, located at the front of the site. The store is capable of accommodating adequate capacity to meet the demands of the dwellinghouse.
- 6.67. The location at the front of the site allows for easy and convenient access for both residents and waste collectors alike. Collection will take place as per the existing arrangement for other residential properties along the street by Council waste collection.
- 6.68. General day-to-day servicing on the site, including deliveries, would be undertaken on-street as per the existing arrangement for neighbouring properties. The development, given its scale, would not bring rise to any significant number of delivery and servicing trips.

Summary

- 6.69. Taking account of the above, the proposed development is considered to fully comply with policy DM17 of the Development Management Policies, as well the relevant policies set out within the London Plan. The development provides policy compliant car and cycle parking, whilst the scale of development is not considered to bring rise to any material increase in highways movements.
- 6.70. The development would not result in any adverse impact in respect of transport and highways. Accordingly, the development should be considered acceptable in respect of transport and highways matters.

Planning Statement

Land adjacent to 25 Manor Road, London, EN5 2LE



- 6.71. It should be noted that the Council did not raise concern in respect of transport and highways matters as part of the previous application for a scheme which would accommodate a greater number of occupants and provide a greater number of car parking spaces. In light of this, the revised scheme brought forward as part of this submission cannot be considered to result in any harmful impact above that which has previously been considered acceptable.

7. Conclusions

- 7.1. This Planning Statement has been prepared in support of a full planning application which seeks permission for the clearance of existing structures in site in order to allow for the construction of a new two-storey building delivering a single family dwellinghouse on currently under-utilised land adjacent to 25 Manor Road, London, EN5 2LE.
- 7.2. The development seeks to make effective use of land to deliver new residential accommodation and allow for the provision of a family dwellinghouse, which is identified by the Council as being a priority requirement.
- 7.3. The proposed building has been sensitively designed, responding and respecting the surrounding context, height and massing, whilst also ensuring that neighbouring amenity is protected.
- 7.4. The proposal will be deliver a new dwelling providing high-quality residential accommodation for future residents, with sufficient daylight and sunlight, dual-aspect and functional internal layouts. The proposals are supported by policy compliant car and cycle parking.
- 7.5. The proposals are considered to be in fully conformity with all levels of planning policy and will deliver the following planning benefits which should be weighed in favour of the proposals:
- Making effective use of land to deliver a new family dwellinghouse;
 - Contribution to the local economy through the construction process by providing local firms with opportunities for work;
 - Contribution to the local economy by providing homes in the area, which will increase expenditure in local shops and services;
 - Enhancing the character and appearance of the site by providing a high-quality building that integrates with character and appearance of the wider area.

