

Planning Statement & Design and Access Statement A

85 Longfield Avenue, EN3 5RT

LB Enfield

Date: 11 April 2024

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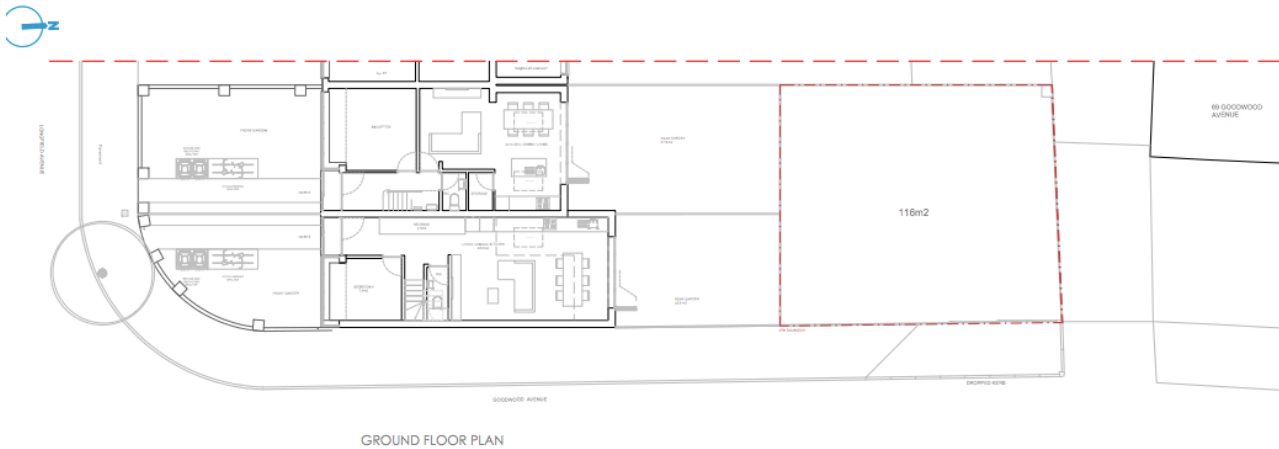
Introduction:

The Planning Statement and Design and Access Statement has been prepared in support of the full planning application for the erection of a single storey 2 bedroom self-contained dwelling with associated cycle, car parking and refuse storage.

Site and Surroundings

85 Longfield Avenue site is a two-storey end of terrace dwelling house located on the eastern side Longfield Avenue which contains partially enclosed front forecourt area and an existing crossover with a hardstanding area fronting Goodwood Avenue. The existing property is sited on a large plot size that of nearby occupiers due to its siting. Extensions at ground floor (neighbouring occupier) and first floor

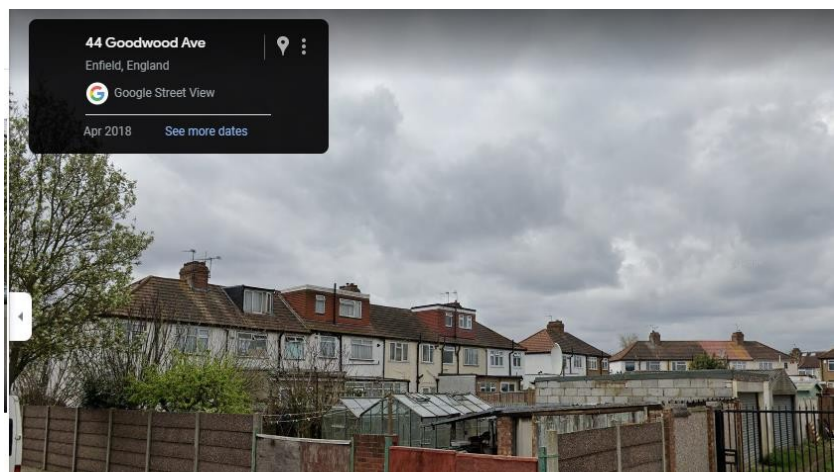
(No. 56 Longfield Avenue & 44 Goodwood Avenue and many more examples can be provided if needed) and roof extensions are characterful of the immediate area of Longfield Avenue and Goodwood Avenue. The piece of land in question is located to the rear of 85 Longfield Avenue which is shown in the plan below measuring 116sqm.



Proposed Ground Floor Plan

The site is located within an established residential area with two storey terrace houses typically. There is no prevailing style in the immediate vicinity of the area and the nearby properties are varied in size and bulk with all dwellings benefiting from front gardens.

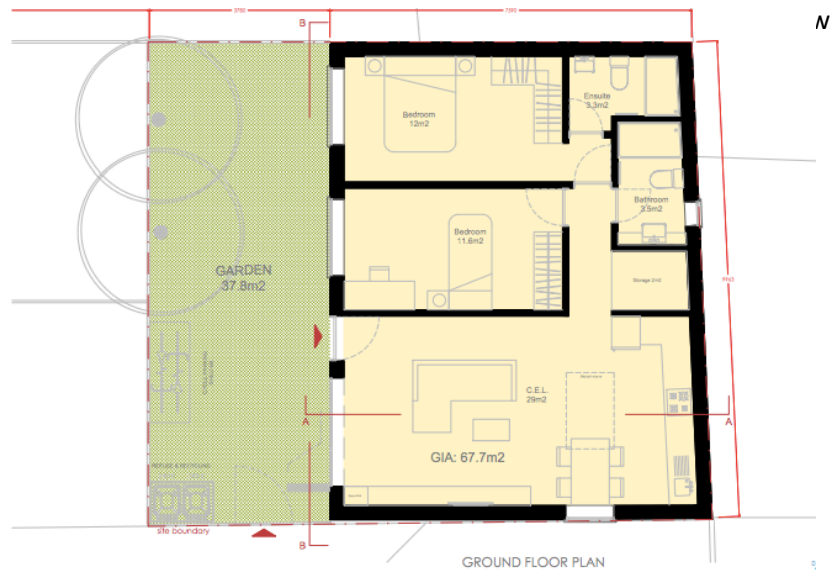
The site is not located within a conservation area and does not



not within a flood risk area or an
area of contaminated land.

Proposal

Following successful planning permission for a single storey 2 bedroom self-contained dwelling with associated cycle, car parking and refuse storage.



Relevant History

24/00324/VAR – Variation of Ref: 23/02055/FUL condition number 2 to allow changes to sib-divisions of gardens. Approved with conditions 2 April 2024.

23/03033/CND - Details pursuant to ref: 23/02055/FUL for reinstatement of kurb (5) in respect of sub-division of site and conversion of single family dwelling house into x2 single family dwelling houses, involving part single, part 2 storey side and rear extension to existing house, together with associated cycle, car parking and refuse storage. Granted 14 December 2023.

23/03034/CND – Details pursuant to ref: 23/02055/FUL for means of enclosure (6) in respect of sub-division of site and conversion of single family dwelling house into x2 single family dwelling houses, involving part single, part 2 storey side and rear extension to existing house, together with associated cycle, car parking and refuse storage. Refused 31 October 2023.

23/03036/CND - Details pursuant to ref: 23/02055/FUL for energy statement (8) in respect of sub-division of site and conversion of single family dwelling house into x2 single family dwelling houses, involving part single, part 2 storey side and rear extension to existing house, together with associated cycle, car parking and refuse storage. Refused 31 October 2023.

23/02055/FUL - Sub-division of site and conversion of single family dwelling house into x2 single family dwelling houses, involving part single, part 2 storey side and rear extension to existing house, together with associated cycle, car parking and refuse storage. Granted with conditions 24 August 2023.

TP/97/0682 - Erection of single storey extension at front, side and rear to provide additional living accommodation and front entrance porch to existing house together with construction of front ground floor bay window and alterations to front first floor window was granted with conditions on 15.08.1997.

TP/96/0461 - Erection of part single storey, part 2-storey extension at front, side and rear of existing property to provide additional living accommodation and front entrance porch was refused in 1996. However, it should be noted legislations have evolved and the below policies are now relevant when assessing the current application.

Relevant Policies

London Plan (2021) relevant policies:

Policy D3: Optimising site capacity through the design-led approach

Policy D4: Delivering good design

Policy D5: Inclusive design

Policy D6: Housing quality and standards

Policy H1: Increasing housing supply

Policy H10: Housing size mix

Policy SI 2: Minimising greenhouse gas emissions

Policy SI 5: Water Infrastructure

Policy T5: Cycling

Policy T6: Car parking

Policy T6.1: Residential parking

Enfield Core Strategy

CP 2: Housing Supply and Locations for New Homes

CP 4: Housing Quality

CP 5: Housing Types

CP 20: Sustainable Energy Use and Energy Infrastructure

CP 21: Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure

CP 22: Delivering Sustainable Waste Management

CP 25: Pedestrians and Cyclists

CP 30: Maintaining and Improving the Quality of the Built and Open Environment (2010)

Enfield Development Management Document (2014) relevant policies:

DMD 3: Providing a Mix of Different Sized Homes

DMD 5: Residential Conversions

DMD 6: Residential Character

DMD 7: Development of Garden Land

DMD 8: General Standards for New Residential Development

DMD 9: Amenity Space

DMD 10: Distancing

DMD 37: Achieving High Quality and Design-Led Development

DMD 38: Design Process

DMD 45: Parking Standards and Layout

DMD 46: Vehicle Crossovers and Dropped Kerbs

DMD 47: Access, New Roads and Servicing

DMD 51: Energy Efficiency Standards

DMD 58: Water Efficiency

Other relevant Policy/Guidance when considering the application include:

National Planning Policy Framework (NPPF) – particular attention is given to paragraphs 7-14: introduced the presumption in favour of sustainable development so that sustainable development is pursued in a positive way. In addition, Paragraph 59 of the NPPF 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 109 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.”

Nationally Described Space Standard (2015) – Planning Statement seeks to aim how this is complied.

Analysis

Principle of Residential Development

The proposal would result in the addition of a 1 x 2 bedroom dwelling house and thereby contributing to the Borough’s housing stock. It should also be highlighted that Enfield does not have an up-to-date 5 year housing land supply. In addition, it is further highlighted that the provision of 2 bedroom units can compensate for the lack of 3 bedroom family unit provision. This position reinforced in the housing delivery test. To this end, the proposal would be compatible with Policies H1 of The London Plan (2021) and Core Strategy Policies 5 of the Core Strategy insofar as it provides an addition to the Borough’s housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets.

It is noted this position must also be acceptable in terms of scale, design, amenity space, transportation, character, quality of accommodation, residential amenity (privacy, outlook, enclosure sunlight/daylight) to achieve a development that integrates



surroundings. The application site has not been identified for any specific use in the development plan planning policies and is situated in an area characterised by residential housing.

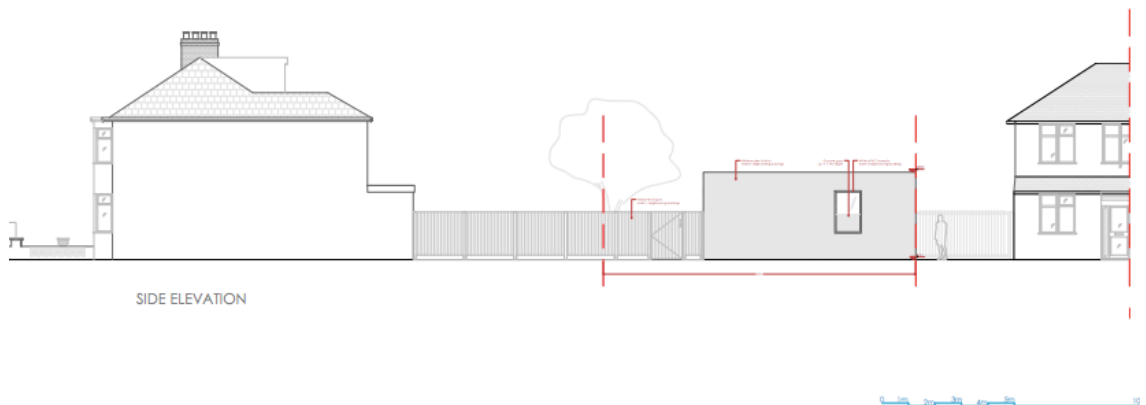
The additional residential use is the characteristic use in the vicinity should be supported by the LPA.

CGI of proposed dwelling

Impact on the Character of the Surrounding Area

The site proposes development of garden land and therefore Policy DMD 7 is of importance. DMD 7 requires the following criteria are met:

- a. The development does not harm the character of the area;
- b. Increased density is appropriate, taking into account the site context in terms of its location, accessibility and the provision of local infrastructure;
- c. The original plot is of a sufficient size to allow for additional dwellings which meet the standards in DMD8 'General Standards for New Residential Development', (and other design policies);
- d. The individual plot sizes, orientation and layout created are appropriate to, and would not adversely impact on the residential amenity within the development, or the existing pattern of development in that locality;
- e. An adequate amount of garden space is retained within both of the individual plots in accordance with the minimum amenity space standards (DMD 9 'Amenity Space'), and the role of each space is enhanced to contribute towards other plan objectives such as biodiversity; green corridors and networks; flood risk; climate change; local context and character; and play space; and
- f. The proposals



Proposed Section

would provide appropriate access to the public highway.

In our perspective the proposal would be in line with the aspects of Enfield's DMD 7 due to the proposed new dwellings single storey nature and the sizeable plot size. proposed GIA for each dwelling (67.7sqm) is as per national space standards and the amenity space (37sqm) for the dwelling is well in excess of DMD9 and its quality private, functional and useable. As such, the principle of development of garden land in this location should be considered acceptable.

Enfield's Policy DMD 6 states the scale and form of development is appropriate to the existing pattern of development or setting, having regard to the character typologies. In addition, the development should ensure to deliver a housing output having regard to policies on housing mix. A high quality design with an appropriate density is required. We would propose materials to match those as per details within the application form with render fascia and UPVc windows. The appendix part of this planning statement provides photographs of the high quality use of materials externally for the dwelling at 85 Longfield Avenue and the land to the rear of the site.

The scale and form of development is appropriate to the existing pattern of development and setting. Crossovers are characteristic along the streetscene and we view that the LPA should consider the proposal to be acceptable in this aspect. Other similar developments are found within EN3 postcode, such as ref: 24/00015/FUL and recently submitted ref: 24/01177/FUL which has a positive pre-application under ref: 24/00382/PREAPP.

Standard of Accommodation

Policy D6 London Plan and Policy DMD 8 of the Development Management Document set minimum internal space standards for residential development. The Department for Communities and Local Government's Technical Housing Standards - Nationally Described Space Standard (2015) applies to all residential developments within the Borough.

The DCLG housing and space standards provide internal floorspace expectations for new development illustrated in the table below. Additionally, it describes minimum space standards for bedrooms:

a dwelling with two or more bedspaces has at least one double (or twin) bedroom

in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide

in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²

It is noted that sufficient storage (2sqm) space is provided for the proposed dwelling. The built-in storage requirement would therefore be met. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. The proposal is acceptable in this regard. The proposed 2 bedrooms are as per national space standards and the dwelling is of a usable layout with the proposed GIA (67.7sqm) exceeding that required for a 2 bedroom dwelling by over 7sqm. The proposed development would benefit from natural lighting and ventilation and there are no northern facing windows. A central corridor is proposed to each dwelling with access to each room. dwelling to increase maximum amount of daylight/sunlight. The boundary treatment which would be 1.8m in height with a proposed timber fence.

Impact on the Neighbouring Amenity

London Plan states that developments should have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity. Policy DMD 8 states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise, and disturbance.

The proposed full width ground floor extension would not intercept the 45 degree line taken from the mid-point of the nearest neighbouring window. Further, the first floor extension for No85B would be run along the boundary facing the streets of Goodwood Avenue but this not creating any “terracing effect” given the first floor has been located away from nearby properties and the separation distance way appropriate to offset any harm. The 30 degree line taken from the mid-point of the nearest neighbouring window (shown on plans) would not be intercepted and therefore there would be no impacts of loss of light. The proposal is as per DMD 11 and two storey extension contrary to DMD 14 not a significant reason to warrant a refusal

The proposal does not propose floor flank windows to mitigate any harm in terms of overlooking to neighbouring occupiers. It is considered that the existing building orientation and sunlight movement from west to east would signify no loss of sunlight to neighbours or the donor site of No. 85A. No further adverse harm to the neighbouring amenities in terms of loss of privacy, overshadowing, outlook, loss of light or a sense of enclosure would result as result of the proposal.

DMD10 stipulates a distance of 22m is needed between rear facing windows and 11m for side facing windows for new developments unless it can be demonstrated that no loss of sunlight or privacy would arise from the development. The proposal is located 16m away from 85A and 85B Longfield Avenue. It is single storey in nature and although not as per DMD10 in terms of a 22m distance away the policy allows for development closer than 22m distance from rear facing windows subject to no loss of sunlight or privacy. By virtue of size, scale, building orientation and west to east sunlight movement the proposal would not impact any neighbouring occupiers adversely and as such the proposal is considered acceptable in this regard.

Transportation

The PTAL of the site is 2 it is within exceptionally close proximity to PTAL 3 whereby car free proposals are considered the norm. Nonetheless, the proposal is unlikely to generate significant additional parking demand or vehicle trips on the transport network given no CPZ allocations within the immediate area or side streets such as those of Goodwin Avenue or Longfield Avenue where ample street parking is available throughout morning, afternoon or evening hours.

A total of 2 cycle parking spaces are proposed for the proposed unit pursuant to London Plan. Cycle parking storage details are provided within the submission to mitigate the need for any planning conditions and have been designed and laid out in accordance with the guidance contained in the London Cycle Design Standards (to be covered, secured by Mortice lock and lit). It is noted the cycle spaces proposed for the house is proposed at the front of the dwelling houses to encourage active sustainable transport. Refuse is located at the front of the dwelling and as per cycle store further details can be secured by way of planning condition.

Energy and Water Efficiency

The submission will incorporate saving measures such as adopting enhanced fabric specification to bring existing and new values closer together, installing high efficiency gas heating system, incorporating energy-efficient lighting: 100% of all new lighting to be energy efficient, adopting principles of airtight construction and all new windows will be double-glazed. The intended efficiency would be in excess of 80lumens/circuit Watt.

All the domestic appliances such as fridges, freezers and domestic dishwashers would have the EU energy label of A+ or greater. A post occupation planning condition could ensure compliance in line with DMD 49 should this be deemed necessary.

Water efficiency measures need to demonstrate reduced water consumption using water efficient fittings, appliances, and recycling systems to show consumption equal to or less than 105 litres per person per day. The applicant has not proposed any water efficiency measures. A post occupation planning condition could ensure compliance. The water consumption levels of the recommended fittings are listed within the table provided.

Fitting	Fitting specification
WC	4/2.6 litres dual flush
Kitchen sink tap	6 litres per min
Wash basin tap	4 litres per min
Shower	8 litres per min
Bath	170 litres
Washing machine	8.17 litres/kg
Dishwasher	1.25 litres/place setting

Sustainable Drainage Systems (SuDS) and Flood Risk

The site is not within a flood risk area or within a surface flood risk area. Enfield's Policy DMD 61 is noted around the need for a drainage strategy to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. However, permeable paving will be proposed for the proposed car parking space and we consider for the nature of this application this sufficient.

Trees

No high value trees of category A, B or C are on site. Some hedging is evidence on site. Therefore, no impacts would result to tree roots. Further details in this regard are not deemed necessary.

Conclusion:

The proposed development is considered to be acceptable given the principle of development is acceptable there would be no detrimental harm to the nearby amenity value of properties, to the character of the area, transportation or SUDS. The quality of accommodation is acceptable. It is therefore considered that planning permission should be granted by the LPA.

All queries associated the proposed scheme can be provided upon request. The development would not be liable for affordable housing or CIL liable given it is for a conversion and under 100sqm of additional floorspace created.

Appendix

External photographs dated 11 April 2024 displaying a high quality finish with the proposal to replicate such a finish subject to obtaining planning permission.



