

# 4D PLANNING™

Chartered Town Planners & Architectural Technicians

## DESIGN AND ACCESS / PLANNING STATEMENT

First floor rear extension, porch extension, conversion of dwelling to form two flats, and all associated works.

**Application by:** Meytal Stern.

**Property Address:** 19 Mill Way, London, NW7 3QR.

**April 2024**

## **1.0 INTRODUCTION**

**1.1** This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a planning application for a first floor rear extension, porch extension, conversion of dwelling to form two flats, and all associated works. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

**1.2** This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of any relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

## **2.0 SITE DESCRIPTION AND SURROUNDINGS**

**2.1** The property in question is located on the south-west side of Mill Way and backs onto the M1 motorway. The property is two storeys in height and semi-detached. The front curtilage is hard surfaced and can accommodate two parked cars. There is a large rear garden to the dwelling.

**2.2** There is significant variety in building styles/treatments along Mill Way and the surrounding area. This variety is evidenced in differing building forms, and through a variety of extensions and alterations to properties.

**2.3** The wider area is very much mixed use in character. Within approx. 400m (5 minutes) walk there is a commercial / retail parade, train station, several religious buildings, medical practice, library, public park, several childcare facilities, and a school.

**2.4** The site is in flood zone 1 and at low risk of flooding. The site is not in a conservation area and there are no listed buildings nearby.

**2.5** Many bus routes run along The Broadway nearby including No's 186, 221, 240, 251, 605 and 688. Mill Hill Broadway Train Station is minutes walk away. The surrounding road network is conducive to cycling.



*Figure 1 – The application property.*

### **3.0 PROPOSED DEVELOPMENT**

**3.1** The proposed works are as follows:

- **First floor rear extension:** It is proposed to erect a 3m deep and 4m wide extension at first floor level. It would have a pitched roof.
- **Porch extension:** It is proposed to replace an existing front extension with a more durable/solid front extension. There would be negligible increase in building footprint.
- **Conversion of dwelling to form two flats:** The proposed flats would be as follows:

<b>Unit</b>	<b>Occupancy</b>	<b>GIFA (m<sup>2</sup>)</b>
Ground floor	3 bed / 4 person	84
Upper floors	2 bed / 4 person	87.6

- **All associated works:** Each flat would be provided with a generous rear private garden also with secure cycle storage space.

Both flats would be accessed from a communal front door facing Mill Way. Both flats would have access to high quality private amenity space to the rear – the applicant is happy to agree a detailed landscaping plan for this by way of condition to any grant of planning permission. Secure bicycle storage and refuse storage can be accommodated in private rear garden areas.

3.3 Vehicular access to the site will continue to be provided via an existing crossover.

## 4.0 PLANNING HISTORY

4.1 There are two recent planning approvals the property:

Single storey rear extension measuring 6metres in depth with a maximum and eaves height of 3metres.

19 Millway London NW7 3QR

Ref. No: 23/1807/PNH | Received: Tue 25 Apr 2023 | Validated: Wed 26 Apr 2023 | Status: Prior Approval Required and Approved

Roof extension including hip to gable, rear dormer window with juliette balcony and 3no. front facing rooflights

19 Millway London NW7 3QR

Ref. No: 23/1808/192 | Received: Tue 25 Apr 2023 | Validated: Tue 25 Apr 2023 | Status: Lawful

Both these approvals have been implemented.

4.2 There is precedent along Mill Way for development of the nature proposed. We note in particular grants of permission at No. 59 for conversion to three flats (17/4053/FUL), and at No/ 35 for conversion to two flats (H/01984/08).

## 5.0 CONSIDERATION OF PLANNING POLICY

### The National Planning Policy Framework 2023

5.1 The National Planning Policy Framework 2023 (NPPF) seeks to promote a wide choice of house types and home ownership. Para. 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.”*

***The proposed development would enhance the range of house types and house tenures available in the area.***

### The New London Plan (2021)

5.2 The London Plan (2021) encourages the optimisation of housing (Policy D6), and requires that housing be of the highest quality internally and externally (Policy D4, D5, and D8). The importance of different sizes and types of dwellings is also recognised (Policy H10). Table 3.1 of the London Plan sets out minimum space standards for new dwellings. ***The proposed works are not contrary to these policies. Both flats would meet or exceed London Plan space standards.***

**5.3** Policy H2 deals with small sites and it is stated:

*“Incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites set out in Table 4.2. This 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”*

*It is considered the proposed development, being just 100m from a designated town centre (i.e. on The Broadway) is wholly in compliance with new London Plan policies. Small sites such as the application site are hugely important to enhancing housing supply. The new London Plan is clear that in order to provide new and extended housing, local character will evolve and change over time.*

### **Barnet Development Management Development Plan Document (2012)**

**5.4** Figure 2 below is an extract from the Barnet Policies Map. *The property is not affected by any adverse or restrictive planning designations.*



*Figure 2 – Extract from Barnet Policies Map – 2012. Approx. location of site is denoted by red star.*

**5.5** Policy DM01 seeks to Protecting Barnet’s character and amenity, and Policy DM2 seeks that new development adhere to developments standards relating to such matters as amenity space provision. *It is considered the proposed works can comply with Local Plan Policy DM01 and DM02 as:*

- *There would not be an adverse impact to the public realm. The building’s appearance in the streetscene would largely remain unchanged.*

- *Both units meet or exceed London Plan Space standards. Both have private amenity space. Both flats would be dual aspect.*
- *The proposed development would not facilitate any adverse overlooking to windows in neighbouring properties. There would be no additional overlooking opportunities that what is already available from upper floor windows.*
- *It is not considered there would be any adverse overshadowing or overbearing impacts. The proposed first floor rear extension is well separated from the northern boundary so as to prevent any adverse overshadowing. There are many first floor rear extensions of this nature along Mill Way including at No. 15, 23, 29, and 31.*
- *A Demolition and Construction Management and Logistics Plan can be conditioned to any grant of planning permission.*

**5.6** Barnet policy DM17 states that the Council will expect development to provide parking in accordance with the London Plan standards.

*Two car-parking spaces are provided equivalent to a rate of one space per residential unit.*

**5.7** With regards to conversions, Policy DM01 sets out that the conversion of dwellings into flats in roads characterised by houses will not normally be appropriate. From a review of Council tax records we note at least 19 flatted properties on Mill Way and thus it is submitted that Mill Way is not characterised by single houses.

## **Barnet Local Plan 2020**

**5.8** It is acknowledged that Barnet's new Local Plan (Preferred Approach) is at an advanced stage in the preparation process and is expected to be adopted in the near future. This draft plan has been reviewed and Policy HOU03 (Residential Conversions and Re-development of Larger Homes) is noted. It states:

*“To effectively manage housing growth and ensure that residential conversions do not have a detrimental impact on the character and amenity of local areas, the Council will permit the conversion of larger homes into smaller self contained residential units (C3) where all of the following apply :*

*a) It is located within 400 metres walking distance of a major or district town centre (in accordance with Policy TOW01) or it is located in an area with a PTAL of 5 or more.*

b) The conversion provides at least one larger family sized home of 74 m<sup>2</sup> or more (gross internal floor area) and capable of providing 3 bedrooms on the ground floor with access to a dedicated rear garden of the converted home.

c) The original gross internal floor area of the property exceeds 130m<sup>2</sup> where 2 self-contained residential units or more are proposed.

d) The property is not in a road that is largely characterised by large houses and that no significant loss of character or amenity occurs to the area as a result of increased traffic, noise and/or general disturbance.

e) A good standard of living conditions and amenity for future occupiers in terms of privacy, daylight and outlook is provided.

f) Minimum car and cycle parking provision in accordance with Policy TRC03.

g) Proposals meet London Plan residential space standards (Policy D6) and the criteria set out in Policy CDH01 – Promoting High Quality Design”.

**With regards the above policy provisions it is submitted as follows:**

- **The property is within approx. 100m of a designated town centre.**
- **A family size home with a GIFA of 84sq.m. and access to a rear garden is to be provided.**
- **As is set out in para. 5.7 above, Mill Way is not characterised by single / large houses.**
- **Both flats would be dual aspect and exceed London Plan space standards.**
- **There is ample space for bicycle and refuse storage.**

## **Barnet Residential Design Guidance (2016) & Sustainable Design & Construction SPD (2016)**

**5.8** The proposed development is considered in compliance with these guidance documents. There is a mixed pattern of development in the area and the proposed use would contribute to the variety of housing to be found in the area. The site is in an area of Barnet where mixed use is appropriate and a development of the nature proposed would not be uncharacteristic of the street.

## **6.0 CONCLUSION**

**6.1** In conclusion and having regard to the aforementioned issues as set out above in this Statement, it is submitted that the proposed development is policy compliant.

**6.2** The proposed works represents a sustainable form of development at a location which is well served by public transport and necessary day-to-day facilities, services and amenities. There is much precedent in this area for increased residential densities.

**6.3** The applicant is amenable to providing further information on matters by way of conditions to any grant of planning permission. The applicant would welcome the opportunity to discuss any such conditions.