

# **PLANNING STATEMENT**

## **22 RUSSELL AVENUE**

### **N22 6PP**

This statement is part of a Householder planning application for 22 Russell Avenue, N22 6PP. The application is submitted by Zaavia Design Ltd on behalf of the property owner. The proposal is as under

- Single storey rear extension.

The application site is situated in Noel Park Conservation Area and is an Edwardian terraced building. The extension would project 3.8m from the main rear elevation of the existing dwellinghouse. The proposal will have a pitched slate roof with an eaves height of 2.7m from external ground level.

Glazed bifold doors are proposed to the rear elevation and rooflights are proposed to the roof of the extension in order to provide lots of natural daylight to the interior. The roof light will be flush to the roof slates for a neat and unobtrusive appearance, appropriate to the Conservation area setting.

The extension will be contained to the rear of the property and would not be visible from the streetscene.

The additional floorspace proposed as part of this application is less than 100sqm and therefore the proposal is not considered to be CIL liable.

The proposed layout provides a much improved ground floor arrangement. The extension will accommodate larger kitchen/dining area with a pleasing outlook to the garden, and open up the ground floor for a more usable area. Overall this will provide a better arrangement and provide much needed space for family life. The new extension will maintain a strong relationship to the garden amenity space and this will provide a positive outlook

from the interior.

### **Scale & Massing:**

The size of the extension is considered subordinate compared with the host dwellinghouse and appropriate for the neighbouring area in general. The extension will be contained to the rear of the site and it is considered that the proposal would not detract from the streetscape, as it would not be visible from Russell Avenue. The proposed extension is therefore not considered to be an overdevelopment of the plot.

### **Relevant Planning Policies:**

The following planning policy is considered to be relevant to this application:

- National Planning Policy Framework (2012)
- London Plan (2015) & Housing SPG where appropriate
- LB Haringey Local Plan
- LB Haringey Noel Park Conservation Area Appraisal and Management Plan

### **Conclusion:**

The proposed development shall comply with the council's policies and guidance with regard to scale. It is considered that the scale and design of the proposal will be in keeping with the original built form of the house and will not detract from the prevailing pattern of development in keeping with planning policies and guidance including National Planning Policy Framework - Section 12 - Achieving well- designed places.







**P** Resident  
permit  
holders  
only  
**WG**  
Mon - Sat  
8 am - 6.30 pm

22