

**TOWN AND COUNTRY  
PLANNING ACT 1990**

**Planning, Design and Access  
Statement**

*Ground floor rear extension*

**83 Woodland Rise  
London  
N10 3UN**

**October 2022**

**Statement on behalf of  
Ms Y Gale**

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## CONTENTS

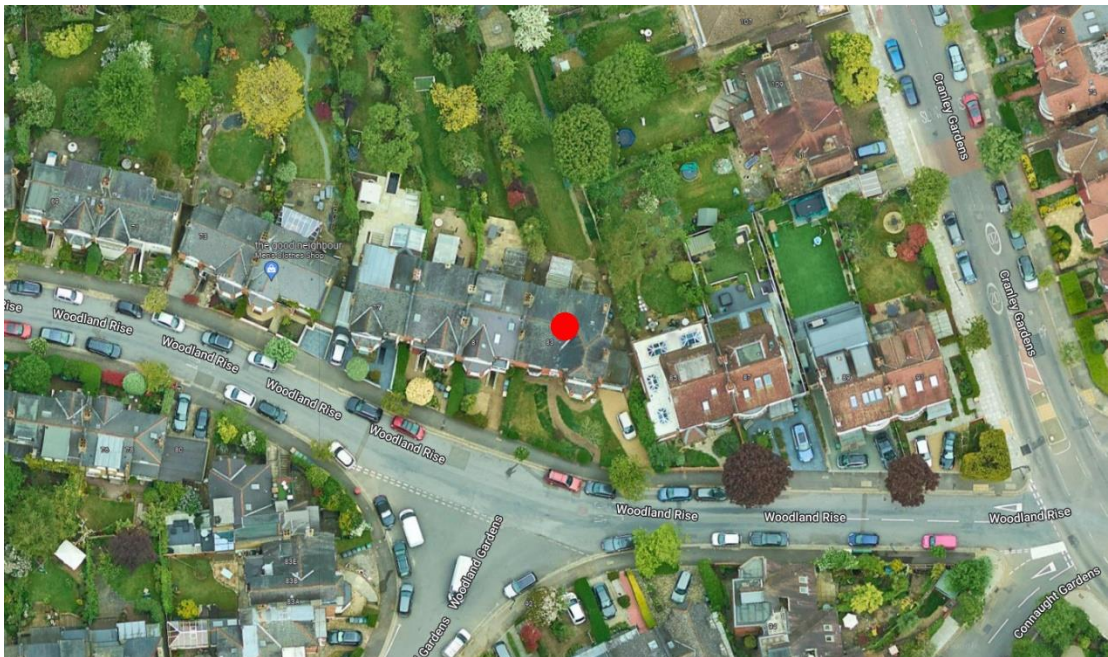
|                                      | Page No |
|--------------------------------------|---------|
| 1. Introduction                      | 3       |
| 2. The Site and the Surrounding Area | 3       |
| 3. Relevant Planning History         | 5       |
| 4. Relevant Planning Policy          | 8       |
| 5. The Proposal                      | 12      |
| 6. Planning Justification            | 13      |
| 7. Conclusions                       | 15      |

## 1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared in support of a full planning application for a rear ground floor extension at 83 Woodland Rise, London N10 3UN, which is located within the London Borough of Haringey.
- 1.2 The purpose of this Statement is to review the prevailing planning policies and other material planning considerations that are relevant to the determination of the planning application and to present a case for granting planning permission.

## 2. THE SITE AND SURROUNDING AREA

- 2.1 The application site consists of an end of terrace house, located on the northern side of Woodland Rise. The area is suburban in character, providing comparatively wide and deep plots for terrace and semi-detached dwellings. Residential properties are generally setback from the highway, providing front amenity areas and parking. Most dwellings are constructed from brick and/or render and set below pitched roofs. These dwellings tend to provide traditional buildings, with projecting front gables/parapets over dormer windows, brick detailing around recessed porches and at eaves level, plus prominent chimneys. The specific design characteristics of each building cluster varies, offering added interest to the street scene. The wider area consists of a range of education, leisure and community uses, including primary schools, parks and woodland, sports facilities and a health centre.



*Location of the 83 Woodland Rise*

- 2.2 The application site property is an end terrace dwelling, where the eaves and ridges of the terrace step down towards number 83, reflecting the changing ground level. Number 83 is a wide, angled plot, with the long garden also set at an angle to the rear. The dwelling is constructed from red brick and slate and consists of a two and three storey section towards the highway. The two storey element offers a relatively simple façade, with a recessed doorway set to the side of a modest bay window. The first floor contains windows that are

aligned above the ground floor openings. All apertures contain curved brick header detail. The three storey element projects forward as a two storey square bay window, plus a hexagonal bay at ground floor, replicating that present on other properties within the terrace row. Stone banding above the windows on both floors are provided, along with continuation of the eaves detail. The third floor is then set within the roof, as a gable feature, with an overhang set on timber posts. A single storey garage to the side then forms an extension to the property.



*Street scene with 83 Woodland Rise centralised*

- 2.3 Given the change in ground level, there is a partial basement covering the rear part of the building. A split level design is provided internally, with part of the building set half a storey down creating three storeys on part of the property (excluding the basement). The basement has an external set of steps leading down to a side entrance. To the rear, the building is set up from the garden and presents an attractive, but less decorative, façade. Curved brick headers and banding, in a contrast brick, are provided over windows, along with a single storey rear projection which provides a mono-pitch structure close to the boundary with 81 Woodland Rise.
- 2.4 The site is located in Flood Zone 1 (lowest risk) and does not lie within a Conservation Area. There are no Listed heritage assets near to the application site.



*Rear elevation of 83 Woodland Rise*

### 3. RELEVANT PLANNING HISTORY

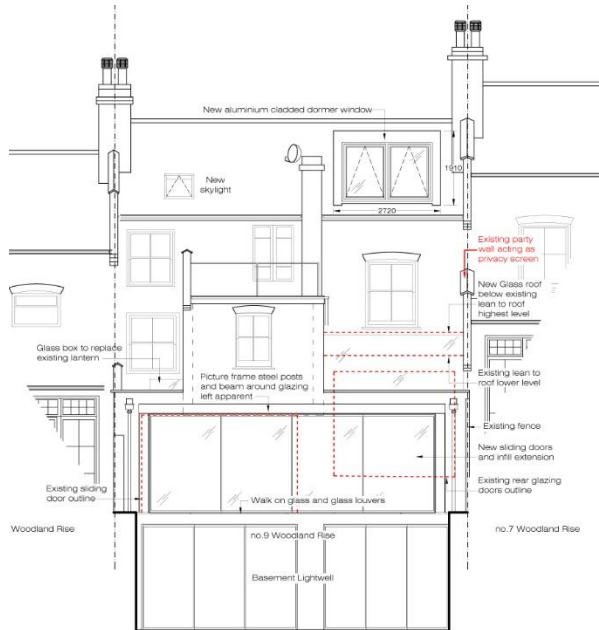
#### Application site

- 3.1 There is no relevant planning history associated with the application site

#### Other Relevant Planning Applications

Application: HGY/2021/2969  
9 Woodland Rise

- 3.2 This application incorporated a host of extensions and alterations to the host dwelling, including the creation of a basement, a single storey rear extension and alterations to existing single storey roofs, dormers and rooflights. The ground floor extension represented only a modest infill to straighten up the rear elevation, with provision of the basement to the same rear building line. The new rear elevation provided large glazed doors across the full width of the basement and ground floor. This application was approved on 9 March 2021.



*Approved rear elevation at 9  
Woodland Rise (HGY/2021/2969)*

**Application: HG/2021/0469**  
**29 Woodland Rise**

- 3.3 This application sought the construction of a single storey, lower ground floor rear extension, front basement extension involving lightwell and rear dormer roof extension and associated roof terrace. In respect of the rear extension, this incorporated an L-shape extension, projecting up to 3.0 metres beyond the original structure and creating a new linear rear building line. The new extension bridged the split floor level of the property and offered a flat roof extension with a high level of glazing in the rear façade. This application was approved on 31 March 2021.



*Approved rear elevation at 29 Woodland  
Rise (HGY/2021/0469)*

Application: HGY/2019/0833  
91 Woodland Rise

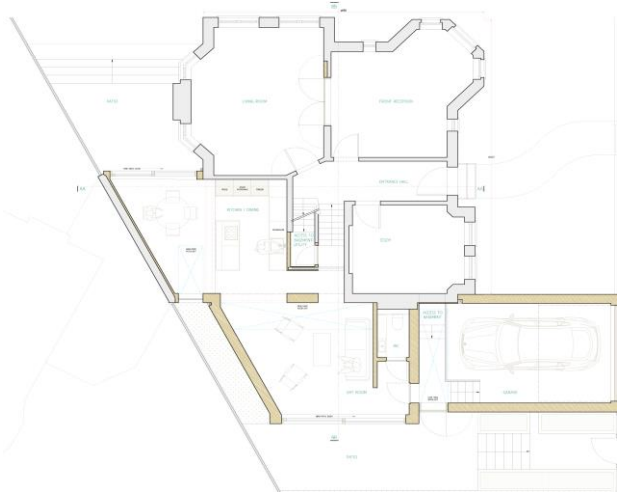
- 3.4 This application provided a single storey side and rear extension. This incorporated reworking the existing extension to create a structure that projected 3.3 metres from the original house and enlarging the side extension to 6.5 metres in length, including a projection of 4.9 metres beyond the original building line. This enlargement and remodelling provided a composite traditional and modern design, with sections of full height glass. This application relates to the end property, such that the side extension is adjacent to Cranley Gardens and highly visible. It was approved on 30 April 2019.



*Approved rear elevation at 91  
Woodland Rise (HGY/2019/0833)*

Application: HGY/2016/4044  
82 Cranley Gardens

- 3.5 Located 75 metres to the east of the application site, 82 Cranley Gardens forms a corner site on the crossroads of Cranley Gardens, Woodland Rise and The Chine. This planning application sought consent for a wedge shaped single storey rear extension, a replacement garage and a loft conversion. The extension projected 4.2 metres off the rear of the building at a maximum width of 7.2 metres. Including the garage, the full rebuild structure was 14.2 metres wide.
- 3.6 In approving this application, this Officer's Report considered that the extension was subordinate to the host building and not unduly prominent despite its corner location. The design was considered to not have an adverse impact upon the character of the building or location. Impact upon the neighbours was considered minimal, despite windows in relatively close proximity facing towards the proposed extension. This application was approved on 31 January 2017 and has subsequently been constructed.



*Approved wedge shaped extension at 82 Cranley Gardens (HGY/2016/4044) – Floor Plan and Aerial Image with extension in situ*



#### 4. RELEVANT PLANNING POLICY

- 4.1 The starting point for assessing development proposals is always the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states *“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.
- 4.2 The main planning policies relevant to the proposal are those contained within the London Plan, the Haringey Local Plan and Development Management Policies 2017 and the Highgate Neighbourhood Plan which was made in June 2017. The National Planning Policy Framework (NPPF) is a material planning consideration.

##### London Plan 2021

##### Policy GG1 - Building Strong and Inclusive Communities

- 4.3 The policy seeks to develop inclusive communities, with changes to the physical environment achieving an overall positive contribution to London.

#### Policy D3 - Optimising Site Capacity Through the Design-Led Approach

- 4.4 All development must make the best use of land. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

#### Policy D4 - Delivering Good Design

- 4.5 The design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers.

#### Policy D5 - Inclusive Design

- 4.6 Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.

#### Policy D6 - Housing Quality and Standards

- 4.7 The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

#### **Haringey Local Plan Strategic Policies 2013-2026 (Formerly the Core Strategy) March 2017 (Consolidated with alterations since 2017)**

- 4.8 The Council's Local Plan contains strategic policies for the period 2013-2026. The following policies are relevant to the proposal.

#### Policy SP0: Presumption in Favour of Sustainable Development

- 4.9 When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in Haringey.

#### Policy SP11: Design

- 4.10 All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

#### **Haringey Development Management Policies Document (July 2017)**

- 4.11 The Council's Development Management Policies Document (DMPD) was adopted in July 2017. Relevant policies include those set out below.

### Policy DM1: Achieving a High Standard of Development

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:*
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;*
  - b Make a positive contribution to a place, improving the character and quality of an area;*
  - c Confidently address feedback from local consultation;*
  - d Demonstrate how the quality of the development will be secured when it is built; and*
  - e Are inclusive and incorporate sustainable design and construction principles.*
- B Development proposals should relate positively to their locality, having regard to:*
- a Building heights;*
  - b Form, scale & massing prevailing around the site;*
  - c Urban grain, and the framework of routes and spaces connecting locally and more widely;*
  - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;*
  - e Rhythm of any neighbouring or local regular plot and building widths;*
  - f Active, lively frontages to the public realm; and*
  - g Distinctive local architectural styles, detailing and materials.*
- C Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole.*
- D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:*
- a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;*
  - b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and*
  - c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.*

### Policy DM12: Housing Design and Quality

- A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.*
- E Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.*

- F New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.*
- G Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.*

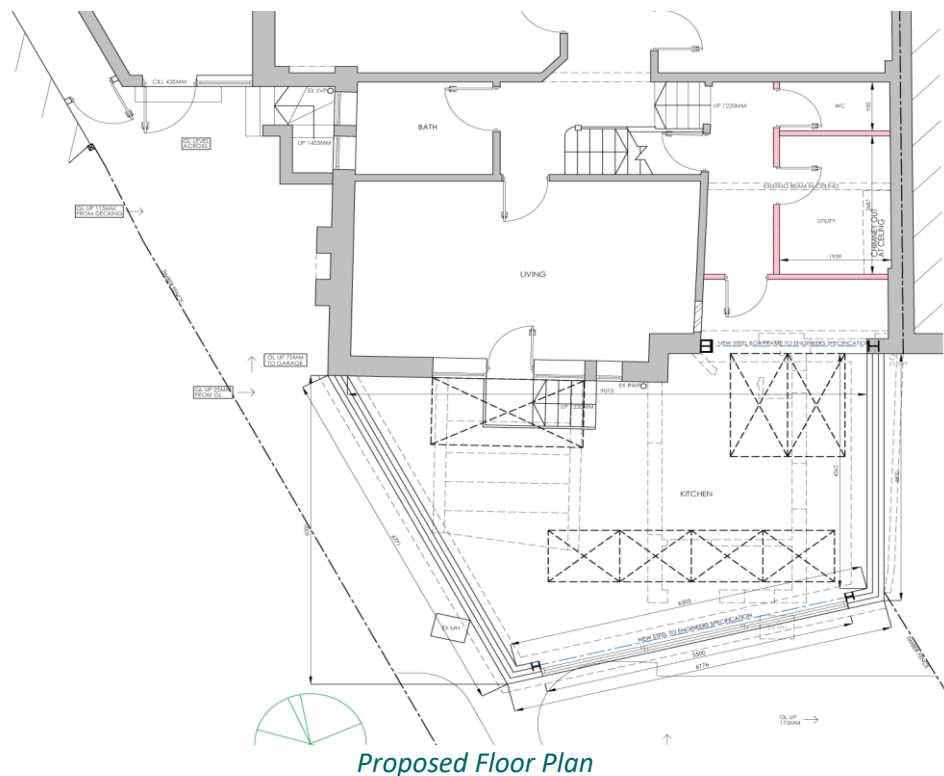
#### National Planning Policy Framework July 2021

- 4.14 The NPPF sets out the Government's planning policies and how they are expected to apply. Sustainable development is defined within the Framework (paragraph 8), as having three dimensions; economic, social and environmental.
- 4.15 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making and decision-taking (paragraph 11). For decision-making, the presumption means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
  - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless*
    - the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or*
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.*
- 4.16 Local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (paragraph 38).
- 4.17 Material planning considerations can be taken into account when considering proposals against the Development Plan (paragraph 47). Planning authorities are encouraged to use planning conditions where they may make unacceptable development acceptable (paragraph 55). Conditions should however be kept to a minimum and only imposed where they are necessary (paragraph 56).
- 4.18 Good design is a key aspect of sustainable development (paragraph 126). Planning policies and decisions should ensure that developments function well, are visually attractive, are sympathetic to the surrounding environment, establish a distinctive place to visit, support local facilities, and provide a high level of amenity (paragraph 130). Planning authorities should ensure that they have access to and make appropriate use of tools and processes for assessing and improving the design of new development (paragraph 133). Significant weight should be given to development which reflects local design policies (paragraph 134).

- 4.19 Policies in the Framework are material considerations which should be taken into account when dealing with applications from the day of its publication. Plans may need to be revised to reflect policy changes which the NPPF has made (paragraph 218). However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework (paragraph 219).

## 5. THE PROPOSAL

- 5.1 The proposal seeks planning permission to demolish the existing rear projection and erect a new rear extension at lower ground floor level. The extension will form a wedge shaped structure that projects 4.8 metres, close to the boundary with number 81, and 6.0 metres along the angled boundary with number 85. This creates an angled rear elevation, 6.8 metres wide.
- 5.2 The proposed extension forms a flat roof structure set at external ground level, creating a maximum roof height of 3.5 metres. Constructed from brick to match the existing with a GRP roof, there is a mono-pitch rooflight structure set against the rear wall of the existing property in order to allow access between the two spaces, given the change in floor level. The extension provides wide sliding doors on the rear, offering a largely glazed appearance from the garden. There are additional rooflights flush with the roof proposed.
- 5.3 The extension will form a new kitchen area come family room, with stepped access into the formal living room, where the existing glazed opening will be reused to provide secondary light into this space. The existing utility and downstairs toilet are demolished as part of the proposals, so replacements are integrated into the existing building where the kitchen is currently located.





*Proposed Rear Elevation (including existing side garage extension)*

## 6. PLANNING JUSTIFICATION

- 6.1 The starting point for assessing development proposals is always the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states *"if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise"*.

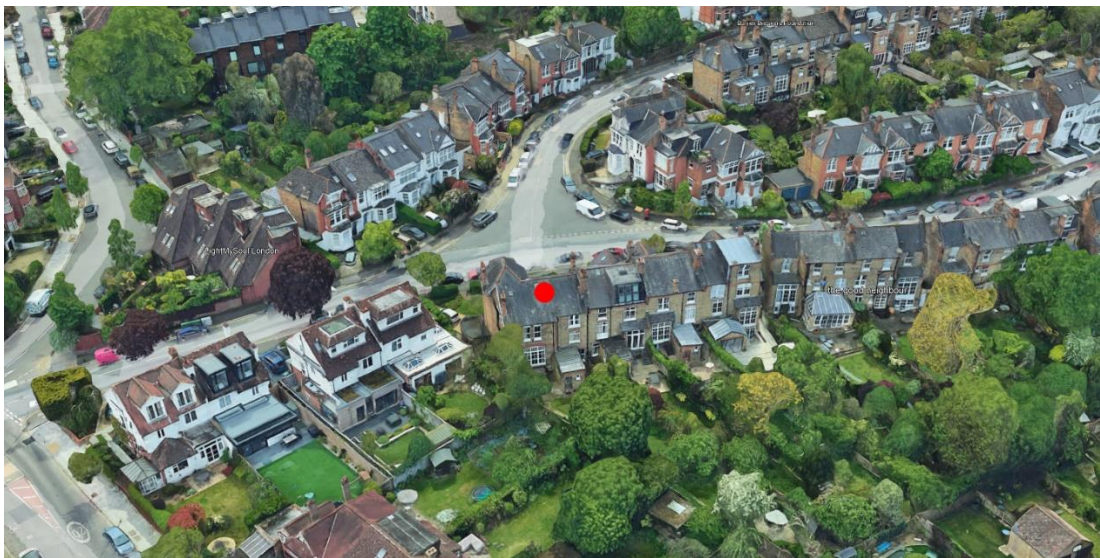
### Principle of development

- 6.2 The proposals relate to a householder extension which are acceptable in principle, subject to more detailed consideration, in terms of design (scale and appearance), and levels of amenity. These matters are covered as set out below.

### Scale and Appearance

- 6.3 Policy DM12 requires extensions to be of a high quality but should also meet minimum internal and external space standards of the London Plan. It also requires extensions to be of a high design quality which complement the existing form and detailing of the original buildings, using high quality matching materials in relation to their context. Policies SP11 and DM1 also seek high quality design, as does the NPPF.
- 6.4 The property forms an end of terrace unit within an area where the plots are much larger than standard for terrace units. This results in properties roughly double the width of a typical Victorian/Edwardian terrace, whilst also having a much longer rear garden. This arrangement, coupled with the stepped building line and internal level changes to reflect the lower garden levels, provides uncharacteristic dwelling designs and arrangements to neighbouring properties. This is augmented by the angled rear gardens of this part of Woodland Rise, along with the wedge-shaped plot upon which number 83 stands.

- 6.5 The proposed extension is located directly to the rear of the property and set at the lower ground floor level. This allows the structure to nestle below the first floor window and maintain the overall legibility of the split floor nature due to the mismatch of the upper floor windows. The design also enables light to be retained into the heart of the building through the sensitively designed sloping rooflight, which is aligned below the first floor windows and finished in zinc cladding to match the capping of the roof and the granite colour of the rear sliding doors. These tie the various elements of the extension together.
- 6.6 The extension is set in from the boundary with 81 Woodland Rise, and its angled nature means that it is visible in comparison to the original side wall towards number 85. The single storey nature also ensures that it is ancillary in scale and legible as an extension, even at a slightly longer depth; the original house remains significantly deeper than the proposed extension.
- 6.7 The use of the wide glazing panels and flat roof offers a modern addition, but with the use of matching brick enabling it to relate the host property. This approach is not dissimilar to that approved elsewhere along Woodland Rise. The angled rear elevation also maximises the outlook along the associated garden, as well as providing level access to better integrate the internal and external spaces. Again, where extensions are present along Woodland Rise, these typically are set at the lower ground level, including in the recent approvals referenced in section 3 above. There are also a number of flat roof rear extensions that are the full width of the property, immediately adjacent to the application site. This includes 85 – 89 Woodland Rise, immediately to the east of the application site; the inclusion of flat roof extensions has essentially been considered acceptable as part of the character of the area. Wedge shaped extensions are also present within the local area, including at 82 and 84 Cranley Gardens in visible locations.



*Aerial Image of Application Site and Surrounding Area, showing various flat roof rear extensions into which the proposal would be assimilated*

- 6.8 The proposed design should be considered to offer a high quality design, responding to the individual character of the property and its split level design. It also addresses the angled nature of the garden to enable interconnectivity with the outdoor space. The proposal should

therefore be considered to accord with the good design ethos set out within the Development Plan and NPPF.

### Amenity

- 6.9 Policy DM1 of the Development Plan requires proposals to attain a high standard of privacy and amenity for end users and neighbours. The Council will support proposals which provide appropriate sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land. Proposals should also avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development under the policy. Policy DM12 requires extensions to take account of privacy and amenity of neighbours, but also meet or exceed minimum internal and external space standards.
- 6.10 The proposal involves the construction of a single storey rear extension off the existing property. The host property has a generously sized north facing rear garden. As a result, the proposal will not impact upon direct sunlight to any windows to the rear of neighbouring properties. This situation is augmented by the arrangement of the adjacent dwellings and the existing rear outriggers to the properties, ensuring that no loss of light to any window would occur.
- 6.11 Number 81 is set on slightly higher ground than the application property. This results in the perceived height of the extension being less than its 3.5 metres. This arrangement is then further enhanced by the offset design of the extension, enabling the existing boundary fence line to be retained. The proposed extension is identical in length to the existing outrigger at the application site, when viewed from number 81. The height is also comparable, and as such it will not appear materially different, simply as a structure set slightly closer to the boundary.
- 6.12 To number 85, the proposed extension is offset from the outlook of this dwelling. It is set on higher ground, but with a good vegetative screen in-between. No loss of amenity is expected to occur to this dwelling.
- 6.13 For the host property, the extension would offer enhanced internal space and greater connectivity to the retained garden. This improves the amenity of its occupants, whilst also retaining a substantial garden. The design also ensures light penetration into the heart of the building, protecting the amenity of the existing living room.
- 6.14 The proposal is not therefore considered to result in any loss of amenity to any property, enabling compliance with Policies DM1 and DM12 of the Development Management Policies Document.

## 7. CONCLUSIONS

- 7.1 The proposed works centre upon a single storey rear extension to 83 Woodland Rise, London N10 3UN.
- 7.2 The extension forms a wedge-shaped structure with a depth ranging between 4.8 and 6.0 metres. It is a maximum of 9.6 metres wide. It is set directly to the rear of the existing house, with the angled side wall following the line of the plot boundary. Positioned at lower ground level, it incorporates wide doors to the new kitchen/family room, with a flat roof at 3.5 metres, that is set below the existing first floor windows. It also incorporates rooflights to augment light into the property. To accommodate the proposed extension, the existing outrigger will

be demolished, and some internal spaces to the property rearranged to enable a replacement utility area and ground level toilet.

- 7.3 The overall scale of the extension is commensurate to the size of the host dwelling and will appear subordinate as a result of its modest proportions and modern flat roof structure. The extension will be formed in brick to match the existing house, ensuring it will have a harmonious appearance with the existing property. The proposed works also retain a generously sized garden for the enjoyment of future occupants. The proposal thereby accords with Policy SP11 of the Local Plan Strategic Policies Document, and Policies DM1 and DM12 of the Development Management Policies Document.
- 7.4 The host property has a generously sized north facing rear garden and there will be no harm to the amenity of properties fronting Woodside Avenue due to the scale of the extension compared to the existing outrigger to be demolished and existing vegetation.
- 7.5 The scheme offers a high quality environment of living conditions for future residents in terms of the internal floor space and layout, whilst ensuring outdoor amenity space provision remains acceptable.
- 7.6 The surrounding area incorporates a number of rear extensions of various sizes and designs. This includes a host of full width flat roof extensions, and where extensions are in association with the split level properties, these tend to align with the lower ground floor level, as proposed through this submission. The form of extensions present on many properties within the location form a material consideration in the determination of this application.
- 7.7 The proposal accords with the relevant policies of the Development Plan and should be granted consent in line with the presumption in favour of sustainable development.