

**TOWN AND COUNTRY
PLANNING ACT 1990**

**PLANNING, DESIGN AND ACCESS
STATEMENT**

Ground floor rear extension

**22 Fordington Road
London
N6 4TJ**

October 2022

**Statement on behalf of
Mr and Mrs Ferraro**

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1. Aerial images of surrounding area

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 22 Fordington Road, London N6 4TJ, 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 a two-storey semi-detached dwellinghouse with additional space formed within the roof space. The property is located on the south-eastern side of Fordington Road. The property is set within a large plot providing a generously sized rear garden space. A number of alterations have been made to the property, which is evident from the box dormer on the side elevation and the dormer to upper floor level on the rear of the property.



Location of the host property at 22 Fordington Road

- 2.2 The property is formed in buff brick to ground floor level, with render finish to the first floor. The roof is finished in grey roof tiles. The property benefits from a single garage, with a driveway that provides off-road parking.
- 2.3 The area follows the overall form of the application site, providing dwellings with strong building lines to either side of the highway. These are setback within the plots, allowing front gardens and off-road parking. It consists of a mix of semi-detached and detached properties, offering a mix of two storey pitched roof designs. Many alterations and extensions are also visible. The plots are relatively large, allowing for a verdant character to the area.
- 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. The property does however lie

within the Highgate Neighbourhood Plan area, which forms part of the statutory Development Plan.



View of the property from Fordington Road

3. RELEVANT PLANNING HISTORY

Application site

Application reference: HGY/2007/0910

Erection of rear dormer window to rear section of side roof

- 3.1 This application for a rear dormer window was approved in June 2007.

Application reference: HGY/1999/1354

Erection of side and rear extensions at roof level to include the incorporation of four velux rooflights and alterations to the buildings fenestration and front entrance porch.

- 3.2 This Certificate of Lawfulness application (proposed) for side and rear extensions to roof level was approved in March 2000.

Application reference: HGY/1998/1353

Erection of ground floor infill single storey conservatory extension

- 3.3 This application for a single storey conservatory extension was approved in June 1999.

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.*

Supplementary Planning Document (SPD) – House Extensions in South Tottenham, 1st Revision

- 4.12 The Council adopted a House Extensions SPD in 2013. It provides the following advice on rear extensions:

Ground floor rear extensions may continue to be considered acceptable, but they should not extend beyond 3 metres from the back of the original terraced house, 4 metres for semi-detached properties. All rear extensions should conform in this respect (paragraph F.2) and to all the other provisions of our adopted SPG1a, Design Guidance, and the emerging Development Management DPD. [Paragraph 3.40]

In considering proposals for rear extensions the Council will assess their impact on the adjoining dwellings, with particular attention paid to protecting privacy, maintaining sunlight and daylight, and maintaining a reasonable outlook for adjoining properties. [Paragraph 3.41]

Extensions must be of the highest quality design, constructed in a sympathetic architectural style with detailing, fenestration and materials to match the existing style. [Paragraph 3.42]

A Plan for Highgate – Highgate Neighbourhood Plan (2017)

- 4.13 The application site falls within the Neighbourhood Plan area for Highgate. The following policies are relevant to the proposal.

Policy DH3: Rear Extensions

Rear extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding

area. Development should respect and preserve existing architectural features where these contribute to local character and appearance, for example projecting bays and decorative balconies.

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 for a single storey rear extension. This will project to a depth of 3 metres and have a width of 5.4 metres. It will be formed with a flat roof construction with a height to the ridge of 3.5 metres from ground floor level. Three roof lights will be incorporated into the flat roof structure; whilst the existing rooflight above the kitchen/dining room will be replaced. An internal wall will be removed to create a large open plan area connecting the lounge to the kitchen and dining room. Two new rooflights will be formed over the existing lounge area, with the sloping roof over the existing extension remove.



Existing and proposed elevations (See accompanying plans)

- 5.2 The extension will utilise red brick to match with the existing materials at ground floor level.
- 5.3 Full height glazing panels will feature on the rear elevation (2.6 metres x 4.2 metres), with double patio doors integrated which open onto the rear garden area. To the side elevation (north facing) a set of glazed double doors are accommodated (2.6 metres x 2.2 metres).
- 5.4 The existing non-original double doors on the rear return will be replaced with a casement window, whilst the other rear facing window will be replaced to maintain a consistent style of fenestration.
- 5.5 The marginal ground level changes to the rear of the property result in the proposed installation of a raised patio to the rear and side of the proposed extension. This will be

positioned a maximum of 570 mm above existing ground level to enable level access into the building.

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 DH3 of the Neighbourhood Plan requires rear extensions to be subordinate in scale to the host dwelling, complementing its character in terms of design, proportion and materials used, whilst retaining a significant area of garden space for amenity purposes. Policy DM1 of the Development Plan seeks to achieve a high standard of development that contributes to the distinctive character of the local area. Policy DM12 also 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 site specific design quality which complements the existing form and detailing of the original buildings, using high quality matching materials in relation to their context.
- 6.4 The property forms part of a group of semi-detached dwellings which all originally offered two storey semi-detached structures constructed in an L-shape (2–34 Fordington Road). This provided a standard main ridge parallel to the highway, with a secondary perpendicular ridge to the rear on each unit. Whilst the particular detail to each dwelling pair varied, this same basic form existed. Over time, one and two storey side extensions, plus rear infill extensions and loft extensions have altered the uniformity of these units. Whilst some of the loft level extensions have harmed the overall appearance of the dwellings and their visual integration, the rear extensions are largely obscured from public view. This is true of the rear elevation of 22 Fordington Road.
- 6.5 At number 22, the rear elevation incorporates an existing single storey extension either side of the original two storey outrigger, infilling the gap to the side boundary with number 20 and the area to the rear of the garage. This is not uncommon for the immediate area, with similar or larger extensions also in place at 18, 24, 26 and 28 Fordington Road. This illustrates the ability for extensions to be assimilated with these dwellings without harming the original building form. It should also be noted that the extension at number 18 wraps around the original outrigger as well as projecting notably beyond for part of the plot width. There are also a number of other sizable single storey rear extensions (including some wraparounds) on a number of other properties along both Fordington Road, and Woodside Avenue immediately to the rear of the application site. These approvals vary in age but form part of the contextual setting of the site and thus form a material consideration in the determination of this planning application. Aerial images of the surrounding properties are attached as [Appendix 1](#).

- 6.6 The proposed extension seeks to partially attach to the existing extension as well as the rear of the original outrigger. The single storey rear extension will be constructed to 3 metres in depth off the rear of the host property, and formed to a width of 5.4 metres. It will have a flat roof construction, helping to minimise the overall scale and massing of the extension, formed to a height of 3.5 metres to the ridgeline from ground floor level. At this height and design, it enables the extension to assimilate with the existing single storey elements whilst protecting the prominence of the two storey original outrigger. This maintains a subordinate extension.
- 6.7 The extension will be formed in red brick to match with materials at ground floor level and contrasting with the first floor render. This continues to emphasise the first floor elements and allows a harmonious appearance with the existing property, whilst the new grey window and door design adds a traditional feature to the ground floor. The proposed works also retain a generously sized garden for the enjoyment of future occupants, with the marginally raised patio area enabling access for all into the garden.
- 6.8 The proposal thereby accords with Policy DH3 of the Neighbourhood Plan, and the good design aspects of Policies DM1 and DM12 of the Development Management Policies Document.

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 south facing rear garden and there will be no harm to the amenity of properties fronting Woodside Avenue, due to the separation distances from the proposed works.
- 6.11 Although the extension will be formed along the boundary to 20 Fordington Road, there are no windows proposed on the side/flank elevation, ensuring there would be no loss of privacy from the extension. The marginally ground level change for the rear patio would also not result in any undue overlooking.
- 6.12 The extension will be formed in a south facing rear garden and is not considered to result in any undue loss of daylight to the adjoining neighbour. Whilst the side elevation of the extension facing toward number 24 contains a set of glazed doors, these will be setback from and contained behind planting along the boundary, ensuring there is no undue overlooking or loss of privacy to the adjacent neighbour. It should also be noted that the plots are wide and have long rear gardens. Any potential shadowing to the neighbouring gardens will therefore be very limited.
- 6.13 In respect of the host property, the additional accommodation will offer an enhanced level of accommodation for its occupants, helping to ensure their living requirements can be met without having to face relocating. This is achievable without the loss of functionality to the

rear garden which is substantial in size. In this respect the proposal will enhance the level of amenity for future occupants. The proposals are in accordance with Policies DM1 and DM12 of the Development Management Policies Document.

7. CONCLUSIONS

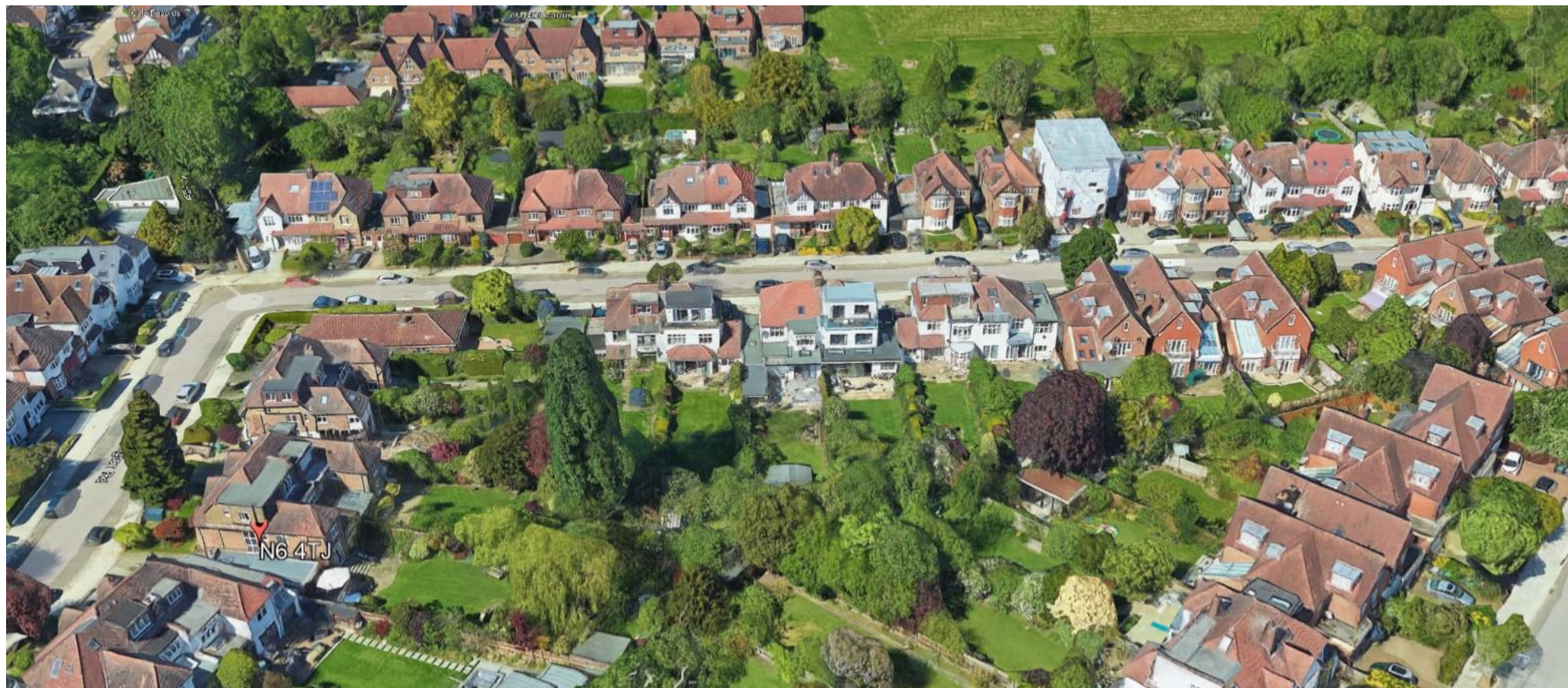
- 7.1 The proposed works centre upon a single storey rear extension to 22 Fordington Road, London N6 4TJ.
- 7.2 The extension will be constructed to 3 metres in depth off the rear of the host property, and formed to a width of 5.4 metres. It will have a flat roof construction, helping to minimise the overall scale and massing of the extension formed to a height of 3.5 metres to the ridgeline from ground floor level.
- 7.3 The overall scale of the extension is commensurate to the size of the host dwelling and will appear subordinate as result of its modest proportions and modern flat roof structure. The extension will be formed in buff brick to match with materials at ground floor level, 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 DH3 of the Neighbourhood Plan, and policies DM1 and DM12 of the Development Management Policies Document.
- 7.4 The host property has a generously sized south facing rear garden and there will be no harm to the amenity of properties fronting Woodside Avenue due to the separation distances from the proposed works. Although the extension will be formed along the boundary to 20 Fordington Road, there are no windows proposed on the side/flank elevation ensuring there would be no loss of privacy from the extension. The extension will be formed in a south facing rear garden and is not considered to result in any undue loss of daylight to the adjoining neighbour. Whilst the side elevation of the extension facing toward number 24 contains a set of glazed doors these will be setback from and contained behind planting along the boundary, ensuring there is no undue overlooking or loss of privacy to the adjacent neighbour.
- 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 comparable sized extensions, which have been assimilated within the built environment without harm to the host property or the amenity of neighbouring plots. The scale of extensions present on many properties within the location forms 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.

APPENDICES

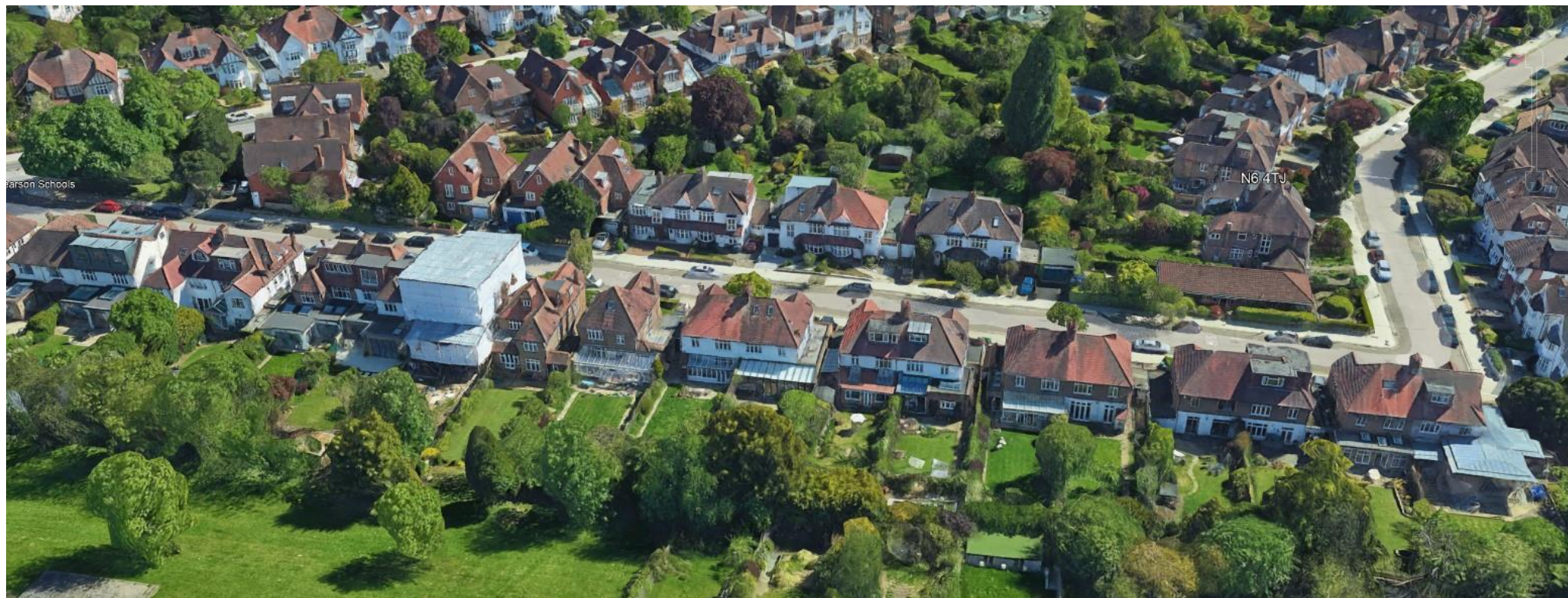
Appendix 1 Aerial images of surrounding area



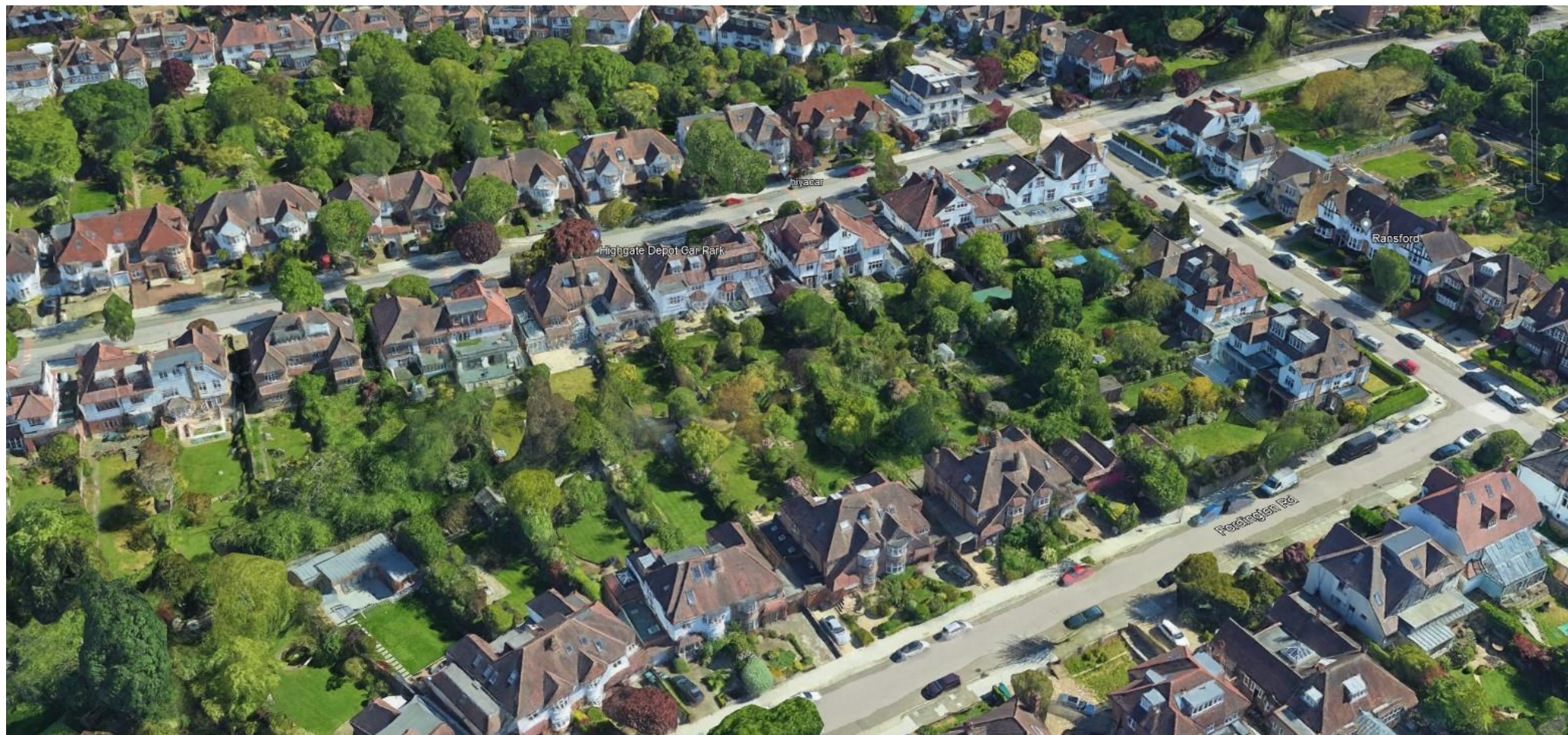
Rear elevations of 12–34 Fordington Road (even numbers)



Rear elevations of 36–52 Fordington Road (even numbers)



Rear elevations of 47–81 Fordington Road (odd numbers)



Rear elevations of 3–33 Woodside Avenue (odd numbers)