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Design & Access Statement

Date: 30/03/2022

Site Address: 70, Beechfield Road, Haringey, London N4 1PE

Planning application reference number: PP-11664475

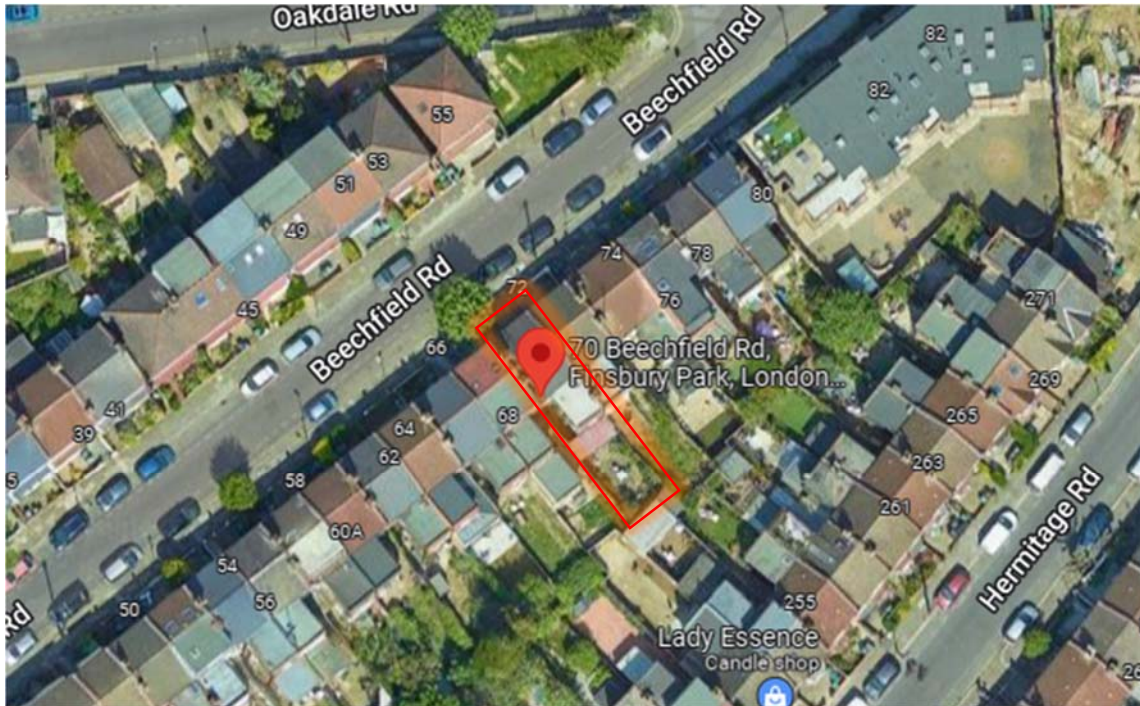
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Introduction:

The Design and Access Statement has been prepared in support of a planning application for ground floor single storey side and rear extension and loft dormer.

SAM Planning is the acting agent on behalf of the owner of the site.



Relevant Planning History:

N/A

Neighbouring property

68, Beechfield Road, London, N4 1PE

HGY/2015/1882

Erection of a single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.23m and for which the height of the eaves would be 2.875m

Prior Approval Not Required

17, Beechfield Road, London, N4 1PD

HGY/2019/2397

Ground floor wrap-around extension

Approved

17, Warwick Gardens, London, N4 1JD

HGY/2021/3296

Single storey wrap-around extension.

Approved

The Site and Its Surroundings:

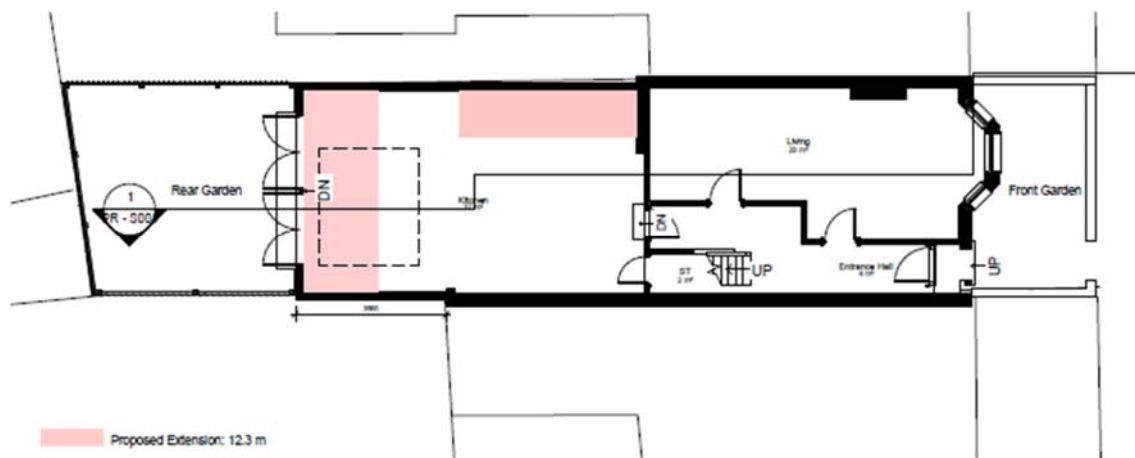
The application site consists of a two-storey, mid-terrace dwellinghouse. The dwellinghouse features a dual pitched roof and a two-storey, rear outrigger with a mono-pitched roof.

The surroundings are characterised by residential uses with the other dwellings in the terrace matching the typology of the existing dwellinghouse.

The site is located within a CPZ (Controlled Parking Zone.)

Principle of Development:

The proposal at ground floor level is to infill the gap behind the existing rear extension. Then extend the existing extension to make it in total 3.5m's in length from the original rear of the property. We have also pitched the roof on the side extension where the eaves is at 2.3ms height to still allow light through to the neighbouring property and not cause any unacceptable loss of light. A similar extension was granted permission on the road at 17, Beechfield Road, London, N4 1PD under reference HGY/2019/2397.



The loft is in keeping with what is allowed in the brough and is set back from all boundaries.

Impact on Amenity:

With regards to policy DM2 'Development and Amenity' it is seen that there will be minimal impacts

on neighbouring residential amenity given the minor nature of the building works proposed.

Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is therefore our understanding that planning permission should be granted.