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Design & Access Statement

Date: 20/11/2022

Site Address: 290, Philip Lane, South Tottenham, London N15 4AB

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 wrap around extension.

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



Relevant Planning History:

N/A

Neighbouring property

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

3, Clinton Road, London, N15 5BH

HGY/2019/2412

Erection of a ground floor rear wrap-around extension which will add to the existing 2 storey rear extension.

Approved

The Site and Its Surroundings:

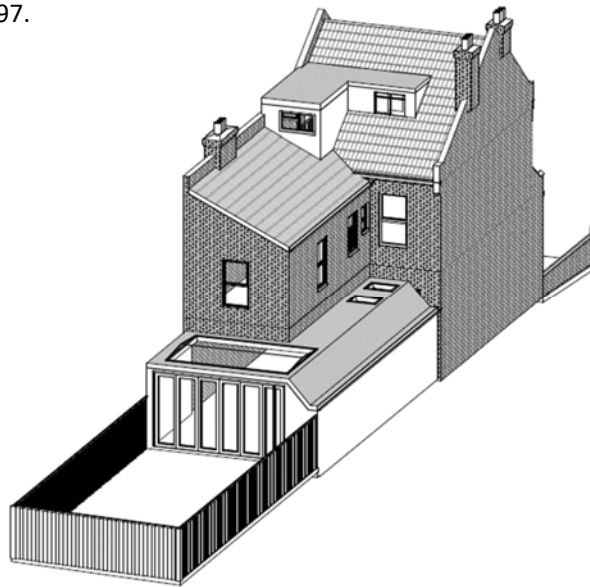
The application site consists of a two-storey, mid-terrace dwellinghouse. The dwellinghouse features a dual pitched roof and a two-storey, rear outrigger with a mono-pitched roof.

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 make a single storey wrap around 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.



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.